



## SHAKESPEARE GARDENS, MELTON MOWBRAY

Asking Price Of £315,000

Three Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

GOOD SIZED REAR GARDEN

GOOD COMMUTER LINKS

CUL-DE-SAC LOCATION

GARAGE AND DRIVEWAY

ENSUITE SHOWER ROOM

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

[info@middletons.uk.com](mailto:info@middletons.uk.com)





This modern three-bedroom detached house occupies a peaceful cul-de-sac position to the north side of Melton Mowbray. Within walking distance of local amenities and both primary and high schools.

The accommodation on offer comprises; entrance hall, cloakroom, lounge and kitchen diner to the ground floor. Three bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from off road parking, a garage and a south east facing rear garden.

**ENTRANCE HALL** Composite door into the entrance hall having stairs rising to the first floor, under stairs storage cupboard, radiator and Amtico vinyl flooring.

**CLOAKROOM** 3' 3" x 6' 1" (1.0m x 1.87m) Comprising of a close coupled WC and pedestal wash hand basin, extractor fan and Amtico flooring.

**LOUNGE** 10' 9" x 16' 4" (3.3m x 5.0m) Having a bay window to the front aspect with fitted blind, radiator, TV point and carpet flooring.

**KITCHEN/DINER** 10' 10" x 18' 2" (3.32m x 5.55m) Fitted with a range of modern wall, base and drawer units with return work surfaces over and a stainless steel one and a half bowl sink and drainer unit. Integrated appliance's comprise of; dish washer, fridge, freezer, washing machine, eye level electric oven, microwave and a gas hob with an extractor hood over. Window with fitted blind, french doors to the rear garden, radiator, wall unit housing the Ideal central heating boiler, USB sockets, TV point, Amtico flooring and extra wall, base and drawer units to the dining area.

**LANDING** Taking the stairs from the entrance hall to the first floor having a window to the side aspect, radiator, airing cupboard and carpet flooring.

**BEDROOM ONE** 10' 4" x 9' 8" (3.15m x 2.95m) Having a window to the front aspect with fitted blind, radiator, sliding mirrored wardrobe's, carpet flooring and door to the ensuite.

**ENSUITE** 5' 10" x 6' 11" (1.8m x 2.12m) Comprising of a close coupled WC, pedestal wash hand basin and a shower cubicle. Obscure glazed window, radiator, extractor fan and Amtico flooring.

**BEDROOM TWO** 10' 3" x 10' 0" (3.13m x 3.05m) Having a window to the rear aspect with fitted blinds, radiator and carpet flooring.

**BEDROOM THREE** 7' 8" x 11' 3" (2.34m x 3.43m) Having a window to the rear aspect with fitted blinds, radiator and carpet flooring.

**BATHROOM** 6' 2" x 7' 7" (1.9m x 2.33m) Comprising a panel bath with an overhead shower and a glazed shower screen, low flush WC and pedestal wash hand basin. Obscure glazed window, radiator, extractor fan and Amtico flooring.

**FRONT ASPECT** Mature shrub garden to the front with a paved pathway to the front door, tarmac driveway to the side providing ample off road parking and leading to the garage. Side gate to the rear garden.

**GARAGE** 8' 9" x 18' 0" (2.68m x 5.5m) Having an up and over door, power and light connected, personnel door to the rear garden.

**REAR GARDEN** Landscaped south east facing garden having a sandstone patio adjacent to the house with garden tap, stepping down to a formal lawn with shrub borders, step down to a low maintenance gravel bed with a back drop of mature shrubs creating privacy. Wood panel fencing to the boundary.

**SERVICE CHARGE** There is a service charge to maintain the communal areas of £180 a year. This information was obtained from the seller. This charge covers maintenance to the green areas.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

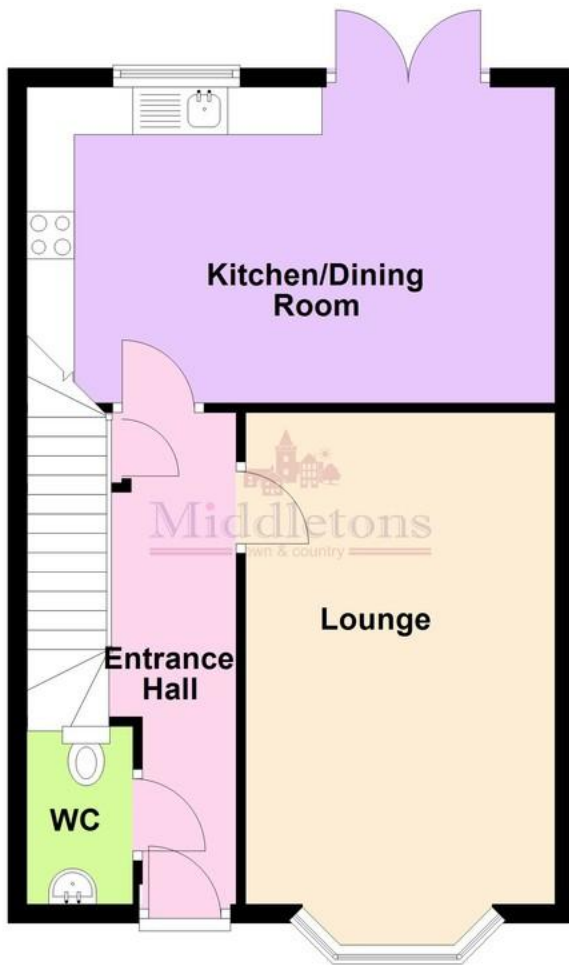
**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



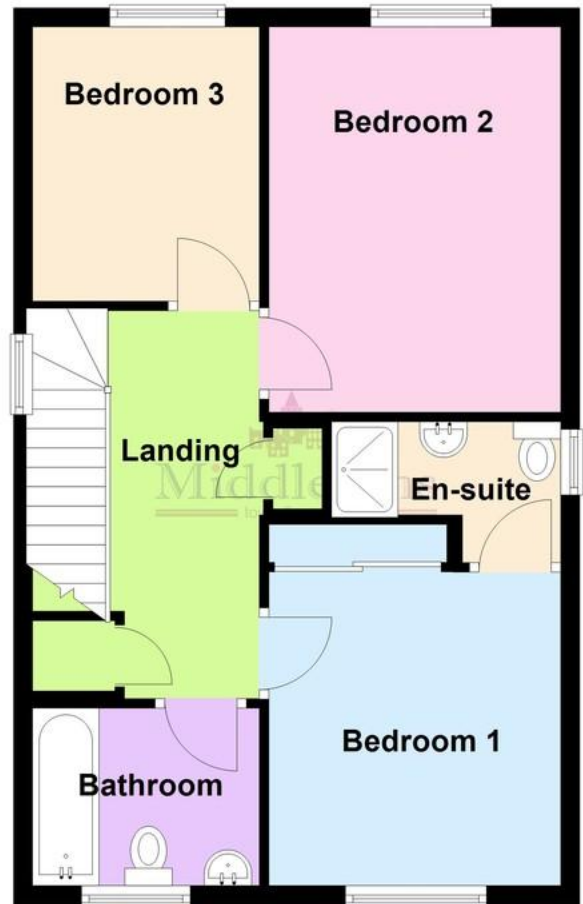




## Ground Floor



## First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

**01664 566258**

www.middletons.uk.com  
info@middletons.uk.com

**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.