

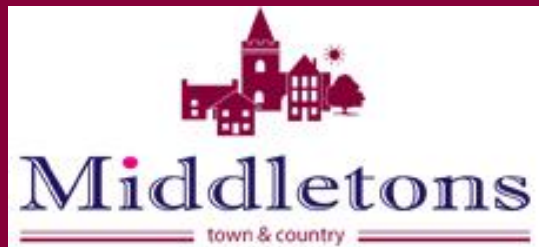


MEYNELL CLOSE, MELTON MOWBRAY

Asking Price Of £265,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS SHOWER ROOM

GREAT FIRST TIME BUY

LOCAL AMENITIES NEARBY

CARPORT AND DRIVEWAY

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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This extended three-bedroom semi-detached house is situated on the south side of Melton Mowbray, conveniently within walking distance of local amenities and schools.

The accommodation on offer comprises; porch, entrance hall, shower room, lounge diner, conservatory, kitchen, utility room and rear porch to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, carport and a good sized rear garden.

PORCH Composite door into the porch having dual aspect windows, carpet flooring, coat hooks and a glazed door though to the entrance hallway.

ENTRANCE HALL Having a return staircase to the first floor, radiator, meter cupboard, carpet flooring and doors off to;

SHOWER ROOM 4' 7" x 5' 2" (1.41m x 1.59m) plus 4' 8" x 4' 10" (1.43m x 1.48m) Comprising of a low flush WC, vanity unit wash hand basin and a walk-in shower fitted with a Triton Miami shower. Obscure glazed window, extractor fan, vertical radiator, tiled walls and flooring.

LOUNGE/DINER 11' 5" x 21' 1" (3.5m x 6.43m) Having a window to the front aspect and a window and french doors to the dining area opening out into the conservatory, two radiators, feature fireplace with coal effect gas fire and carpet flooring.

CONSERVATORY 5' 10" x 15' 4" (1.8m x 4.69m) Having french doors to the patio making a great space to enjoy the garden, wall lights and laminate wood flooring.

KITCHEN 11' 1" x 9' 9" (3.38m x 2.99m) Fitted with a modern range of wall, base and drawer units with work surfaces over, one and a half bowl ceramic sink and drainer unit, space for a dishwasher, under counter fridge, freestanding fridge freezer and a range style cooker with extractor hood. Window and external door to the rear porch, under stairs cupboard, vertical radiator and laminate wood flooring.

REAR PORCH 5' 7" x 6' 9" (1.72m x 2.06m) Having an external door to the rear garden, tiled flooring and door to the utility room.

UTILITY ROOM 7' 10" x 7' 6" (2.41m x 2.29m) Having a base unit with stainless steel sink and plumbing for a washing machine and space for tumble dryer, personnel door to the garage and an external door to the rear garden.

LANDING Taking the stairs to the first floor landing having a window to the side aspect, loft hatch, carpet flooring and doors off to;

BEDROOM ONE 12' 6" x 11' 2" (3.83m x 3.42m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM TWO 11' 4" x 10' 0" (3.46m x 3.06m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM THREE 8' 1" x 11' 6" (2.48m x 3.53m) Having a window to the front aspect, radiator, built-in storage cupboard and carpet flooring.

BATHROOM 4' 10" x 9' 3" (1.49m x 2.83m) Comprising of a panel bath with shower attachment, low flush WC and a vanity unit wash hand basin. Obscure glazed window with fitted roller blind, vertical radiator, airing cupboard, tiled walls and vinyl flooring.

FRONT ASPECT Having a dwarf wall to the front boundary with a block paved front providing ample off road parking, carport leading to the single garage.

CARPORT/GARAGE 8' 2" x 21' 7" (2.51m x 6.6m) The garage has wood-panelled doors, lighting, power, and a range of fitted shelving. Located at the back of the garage is a utility room.

REAR GARDEN West facing garden having a mixture of wood decking and block paving adjacent to the house with garden tap, formal lawn with planted borders. Wood panel fencing secures the boundary.

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.

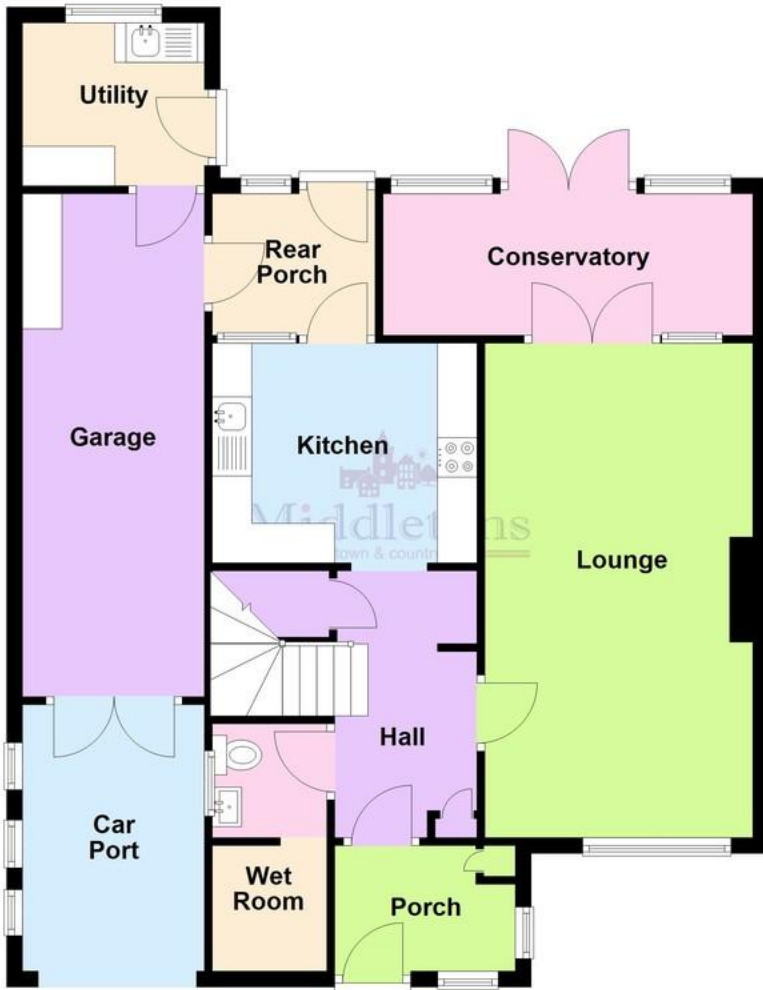
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Ground Floor



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
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THE PROPERTY OMBUDSMAN
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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.