



SANDY LANE, MELTON MOWBRAY

Asking Price Of £270,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS CLOAKROOM

LARGE GARDENS

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

CHAIN FREE

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Three bedroom semi-detached house situated on the edge of open countryside to the south side of Melton Mowbray on a much sought after residential area convenient for both primary and secondary schools, local amenities and Melton Mowbray town centre.

The accommodation on offer comprises of; porch, entrance hall, cloakroom, lounge diner, kitchen 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, garage and both good sized front and rear gardens.



PORCH UPVC obscure glazed porch having tiled flooring and door through to the entrance hall.

ENTRANCE HALL Having stairs rising to the first floor landing, radiator, tiled flooring and doors off to;

CLOAKROOM 5' 3" x 4' 5" (1.61m x 1.36m) Comprising of a low flush WC and a pedestal wash hand basin. Obscure glazed window and tiled flooring.

LOUNGE/DINER 22' 7" x 12' 6" (6.89m x 3.83m max) Having a window to the front aspect and patio doors to the rear garden, two radiators and carpet flooring.

KITCHEN 10' 4" x 9' 11" (3.16m x 3.04m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, space and plumbing for a dish washer, integrated Bosch double oven and gas hob with extractor hood over. Window overlooking the rear garden, wall mounted central heating boiler, tiled flooring and door to the rear porch.

REAR PORCH Having a part glazed door to the rear garden and a personnel door to the garage.

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

BEDROOM ONE 11' 11" x 11' 1" (3.64m x 3.40m) A double bedroom with views over the front of the front garden, radiator, built in wardrobes and carpet flooring.

BEDROOM TWO 10' 1" x 13' 0" (3.08m x 3.98m) A further double bedroom with views over the rear garden, radiator, built in wardrobes/storage cupboards and carpet flooring.

BEDROOM THREE 8' 3" x 7' 2" (2.52m x 2.20m) Single bedroom having a window overlooking the front garden, radiator, over stairs storage cupboard and carpet flooring.

BATHROOM 6' 5" x 7' 1" (1.98m x 2.18m) Comprising of a panel bath with shower over and glazed shower screen, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, tiled walls and flooring.

FRONT GARDEN Having a formal lawn with hedging to the front boundary, Tarmac drive to the side providing ample off road parking and access to the garage.

GARAGE 19' 5" x 9' 4" (5.93m x 2.85m) Having an electric roller door, power and lighting connected, plumbing for a washing machine, personnel door to the rear porch.

REAR GARDEN West facing garden having hard landscaping adjacent to the property with a pathway leading down the garden which is mainly laid to lawn with mature shrubs and a garden shed.

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+) A | | |
| (81-91) B | | 84 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |

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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 are 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.