



## DISCOVERY DRIVE, MELTON MOWBRAY

Asking Price Of £169,950

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

LANDSCAPED REAR GARDEN

LOCAL AMENITIES NEARBY

OFF ROAD PARKING

AFFORDABLE HOUSING

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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A fantastic opportunity for a first time buyer to jump on to the housing ladder and purchase this freehold, three bed semi-detached house available to buy at just 70% of the full market value. Located to the north of Melton Mowbray this modern family home is within walking of the John Ferneley college and the Melton country park.

The accommodation on offer comprises; entrance hall, downstairs WC, lounge and an open-plan 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 to the front and a landscaped rear garden.

**HOW TO BUY AN AFFORDABLE HOME** The low cost housing scheme provides the ability to purchase 100% off the property at only 70% of its current market value. There is a maintenance charge of £172.00 per annum. The criteria for buying this property is as follows: You must have immediately prior to Occupation, been ordinarily resident within the Borough of Melton for at least a 12 month period; or have formed a strong connection with the Borough of Melton either with regard to any immediate family association within the Borough of Melton; or have permanent employment or an offer of permanent employment in the Borough of Melton. You cannot buy this property and subsequently rent it out.

**ENTRANCE HALL** Having stairs leading to the first floor, a radiator, tiled flooring, and doors to the WC and lounge.

**WC** 5' 6" x 2' 11" (1.68m x .89m) Comprising of a low flush WC, pedestal wash hand basin, radiator, half tiled walls, obscure glazed window with fitted blind and tiled flooring.

**LOUNGE** 14' 8" x 11' 10" (4.48m x 3.63m) Nicely proportioned lounge having a window to the front aspect, radiator, under stairs storage cupboard, TV point and carpet flooring.

**KITCHEN/DINER** 9' 7" x 15' 2" (2.94m x 4.64m) Fitted with a modern range of wall, base and drawer units topped with return work surfaces, part tiled walls, one and a half bowl stainless steel sink and drainer, space and plumbing for both a dishwasher and washing machine. Integrated Electrolux electric oven with gas hob and extractor hood over. Window overlooking the rear garden with french doors to the dining area opening onto the rear patio. Wall unit housing the Ideal Logic central heating boiler and tiled flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing which has an airing cupboard, loft hatch and doors off to;

**BEDROOM ONE** 9' 5" x 11' 11" (2.88m x 3.64m) Having a window to the front aspect, storage cupboard, radiator, carpet flooring and a door to the ensuite.

**ENSUITE** 5' 4" x 6' 4" (1.63m x 1.94m) Comprising of a shower cubicle, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator, cushioned vinyl flooring.

**BEDROOM TWO** 8' 9" x 7' 7" (2.68m x 2.32m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 7' 6" x 6' 2" (2.31m x 1.89m) Having a window to the rear aspect, radiator and carpet flooring.

**BATHROOM** 5' 10" x 5' 6" (1.8m x 1.68m) Comprising of a paneled bath, pedestal wash hand basin and a low flush WC. Obscure glazed window with fitted blind, extractor fan, half tiled walls, radiator and cushioned vinyl flooring.

**FRONT ASPECT** Tarmac drive providing parking for two vehicles, side path with gravel borders, gate leading to the rear garden.

**REAR GARDEN** Landscaped garden having a paved patio adjacent to the house with garden tap, formal lawn with shrub border, gravel bed and a decked seating area. Wood panel fencing to the boundary and a pathway to the side leading to the gated access to the front.

**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.

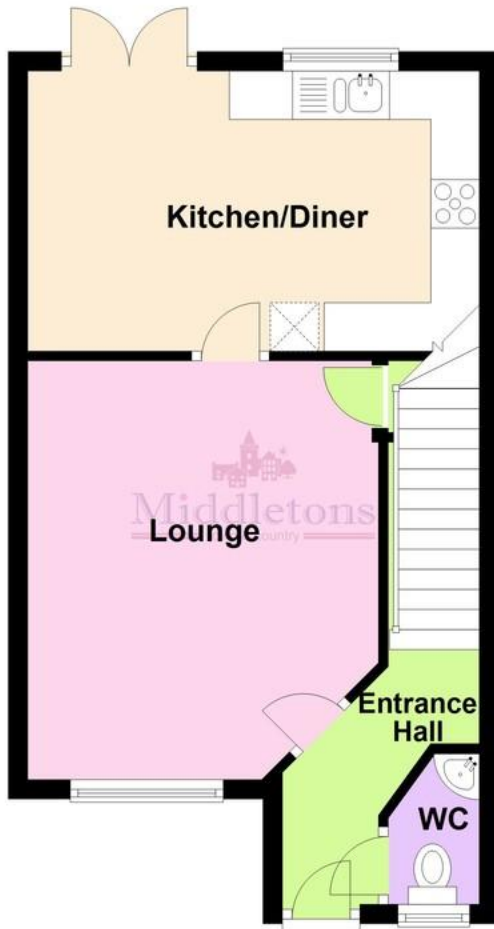
**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







## 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.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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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.