



## DICKENS DRIVE, MELTON MOWBRAY

Asking Price Of £285,000

Three Bedrooms

Freehold



DETACHED HOUSE

EV CHARGER

CHAIN FREE

COUNTRY PARK NEARBY

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Offered with no upward chain this three bedroom detached house occupies a secluded position on this much sought after residential area. Situated to the North side of Melton Mowbray, convenient for the Melton Country Park, John Ferneley College and local amenities.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room, kitchen, utility and cloakroom to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from a driveway and a generous garage with a good sized, landscaped rear garden.



**ENTRANCE HALL** Having stairs rising to the first floor landing, radiator and laminate wood flooring.

**LOUNGE** 12' 3" x 13' 1" (3.75m x 4m) Having a bay window to the front aspect, radiator, feature fireplace with gas fire, TV point, laminate wood flooring and double doors to the dining room.

**DINING ROOM** 7' 9" x 11' 5" (2.37m x 3.5m) Having patio doors to the rear garden making a great space to entertain, radiator, laminate wood flooring and door through to the kitchen.

**KITCHEN** 7' 6" x 10' 9" (2.3m x 3.28m) Fitted with a range of wall, based and drawer units topped with work surfaces, stainless steel sink and drainer unit, space and plumbing for a dishwasher and space for a freestanding cooker with extractor hood over. Window over looking the rear garden, under stairs storage cupboard, radiator, vinyl flooring and door through to the utility room.

**UTILITY ROOM** 8' 3" x 10' 2" (2.54m x 3.11m) Fitted with a wall and base unit topped with work surface, stainless steel sink and drainer, space and plumbing for a washing machine, space for a tumble dryer and under counter fridge. Window and external door to the rear garden, wall mounted Worcester combi central heating boiler (5 Years old), vinyl flooring and door to the cloakroom.

**CLOAKROOM** Comprising of a low flush WC, wash hand basin, obscure glazed window and radiator.

**LANDING** Taking the stairs to the first floor landing with built-in airing cupboard, radiator and doors off to;

**BEDROOM ONE** 8' 9" x 13' 1" (2.67m x 4.00m) Having a window to the front aspect, radiator, fitted slide door wardrobes and carpet flooring.

**BATHROOM** 6' 5" x 6' 2" (1.98m x 1.9m) Comprising of a panel bath with a Triton shower over, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator with towel rail and cushioned vinyl flooring.

**BEDROOM TWO** 8' 9" x 9' 0" (2.67m x 2.76m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 9' 10" x 6' 9" (3.02m x 2.06m) Having a window to the front aspect, radiator, over stairs storage cupboard and carpet flooring.

**FRONT ASPECT** Being in a tucked away position the property has views to the front of mature trees and a green space. Having ample off road parking to the front of the property with an EV charging point and access to the garage. Side gated access to the rear garden.

**GARAGE** 17' 0" x 9' 1" (5.2m x 2.79m) A generous sized garage with great potential for conversion subject to planning consent. Having an up and over door, power and light connected and a personnel door to the utility room.

**REAR GARDEN** Having a paved patio area adjacent to the house with garden tap, steps up to a formal lawn, retaining wall to the rear of the garden which has a variety of mature shrubs and trees providing privacy to the garden. The boundary is secured on all sides with wood panel fencing.

**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		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 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.