



LANCERS DRIVE, MELTON MOWBRAY

Asking Price Of £244,950

Three Bedrooms

Freehold



END OF TERRACE

DOWNSTAIRS WC

GREAT FIRST TIME BUY

GOOD COMMUTER LINKS

PARKING FOR TWO CARS

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH-WEST SIDE OF MELTON
MOWBRAY

01664 566258

info@middletons.uk.com





Great first time buy opportunity, three bedroom end of terrace house situated to the north-west side of Melton Mowbray. Situated on a popular residential area within close proximity to the St Mary's primary school and local amenities with great commuter links to Nottingham, Newark and Leicester.

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



ENTRANCE HALL Part glazed door into the porch having vinyl tiled floor, radiator and door through to the lounge.

CLOAKROOM 2' 11" x 4' 7" (0.91m x 1.4m) Comprising of a low flush WC and a wall mounted wash hand basin. Obscure glazed window, radiator and vinyl flooring.

LOUNGE 13' 9" x 14' 0" (4.21m x 4.29m) Having a window to the front aspect, two radiators, TV aerial point, stairs rising to the first floor and carpet flooring.

KITCHEN/DINER 16' 6" x 9' 3" (5.03m x 2.84m) The dining area has patio doors that open up onto the decked seating area, radiator, vinyl flooring continuing through to the kitchen area. Newly fitted ,six months old kitchen having a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer with mixer tap over, space for a wide fridger freezer, space and plumbing for both a washing machine and dishwasher. Integrated electric oven and a Zanussi induction hob with extractor over. Window over looking the garden, wall mounted central heating boiler, USB sockets.

LANDING Taking the stairs to the first floor landing having a window to the side aspect and airing cupboard.

BEDROOM ONE 9' 4" x 12' 1" (2.86m x 3.7m) Having a window to the rear aspect with fitted blind, radiator, Mitsubishi air con (fitted 2024 and open to negotiation) and carpet flooring.

BEDROOM TWO 11' 2" x 9' 4" (3.42m x 2.87m) Having a window to the front aspect with fitted blind, radiator and carpet flooring.

BATHROOM 6' 0" x 8' 3" (1.83m x 2.54m) Comprising of a panel bath with shower over, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, tiled splash areas, extractor fan and vinyl tiled flooring.

BEDROOM THREE 6' 10" x 8' 8" (2.09m x 2.65m) Having a window to the rear aspect, radiator and carpet flooring.

FRONT ASPECT Having a crazy paved drive providing off road parking plus an additional tarmac space adjacent for a second vehicle.

REAR GARDEN Having an undercover composite decked seating area with a gate to the side, formal lawn, shrub borders, garden shed, decked pathway leading to a further decked seating area at the top of the garden.

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.

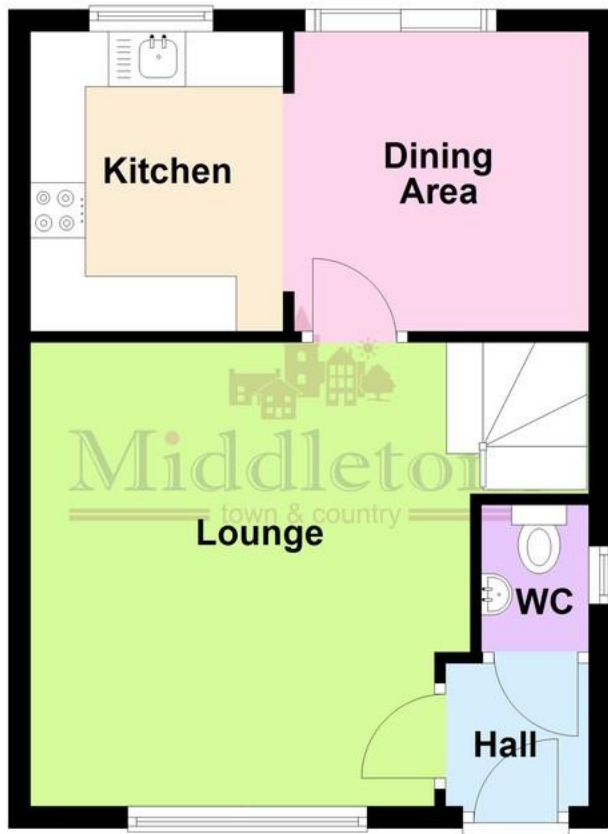
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



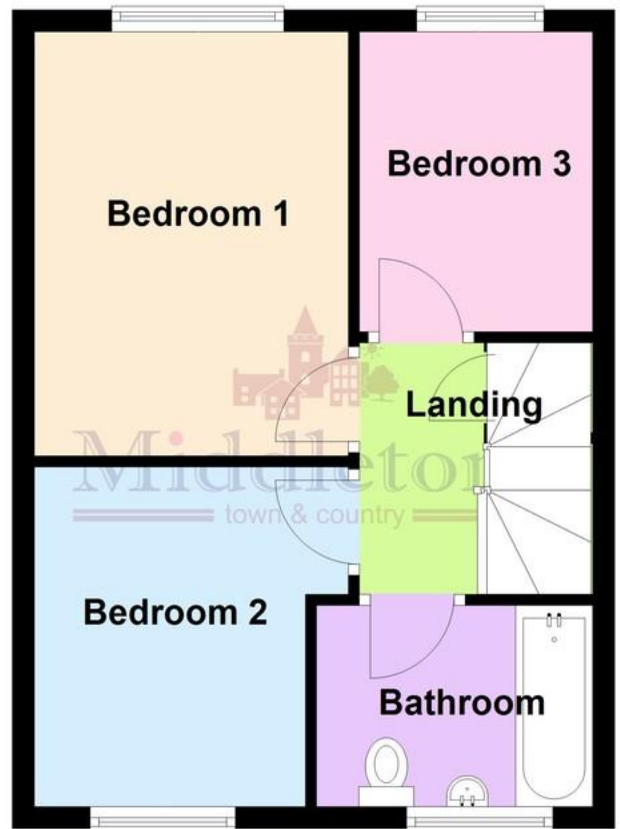




Ground Floor



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.