

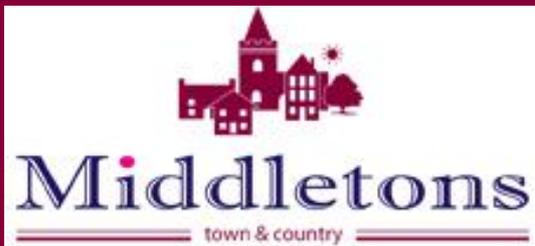


VALIANT WAY, MELTON MOWBRAY

Asking Price Of £235,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

LOW MAINTENANCE REAR GARDEN

LOCAL AMENITIES NEARBY

OFF ROAD PARKING

NEW GARDEN ROOM

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Beautifully presented three bedroom semi-detached house situated to the south side of Melton Mowbray. Within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, breakfast kitchen and a newly built garden room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a low maintenance rear garden.



PROPERTY DESCRIPTION Beautifully presented three bedroom semi-detached house situated to the south side of Melton Mowbray. Within close proximity to local schools, amenities and the town centre. The accommodation on offer comprises; entrance hall, cloakroom, lounge, breakfast kitchen and a newly built garden room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a low maintenance rear garden.

ENTRANCE HALL Having stairs rising to the first floor, under stairs storage cupboard, radiator, laminate wood flooring and doors off to;

CLOAKROOM Comprising of a wash hand basin and a low flush WC, radiator, laminate wood flooring and an obscure glazed window.

LOUNGE 15' 7" x 11' 3" (4.75m x 3.45m) Having a window and french doors to the garden room, radiator, TV aerial point, wood paneling to the feature wall and carpet flooring.

KITCHEN/BREAKFAST ROOM 12' 11" x 8' 5" (3.96m x 2.58m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, composite one and a half bowl sink and drainer with mixer tap over, space and plumbing for a washing machine and dishwasher. Integrated Beko eye level oven and microwave, Cooke and Lewis electric hob and extractor hood. Window to the front aspect and an external door to the side, vertical radiator, space for a fridge freezer and tiled flooring.

GARDEN ROOM 12' 7" x 9' 10" (3.86m x 3.02m) A fantastic new edition to the property having french doors opening onto the rear patio, sky light, inset LED lighting and laminate flooring.

LANDING Having an airing cupboard housing the Baxi central heating boiler, loft hatch and doors off to;

BEDROOM ONE 14' 9" x 8' 3" (4.52m x 2.54m) Having a window to the rear aspect, radiator, TV aerial point and carpet flooring.

BEDROOM TWO 9' 9" x 8' 4" (2.98m x 2.55m) Having a window to the front aspect, radiator, and carpet flooring.

BEDROOM THREE 8' 0" x 6' 9" (2.46m x 2.08m) Having a window to the front aspect, radiator, and carpet flooring.

BATHROOM Comprising of a panel bath with shower over and glazed shower screen, vanity unit wash hand basin and a low flush WC. Obscure glazed window, heated towel rail, electric shaver point and tiled walls and flooring.

FRONT ASPECT Having a tarmac driveway providing off road parking, small formal lawn and a paved pathway to the front door. Side gate to the rear garden and water tap.

REAR GARDEN Having a paved patio adjacent to the house, small formal lawn, raised gravel bed with shrubs. Wood panel fencing to the rear 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.

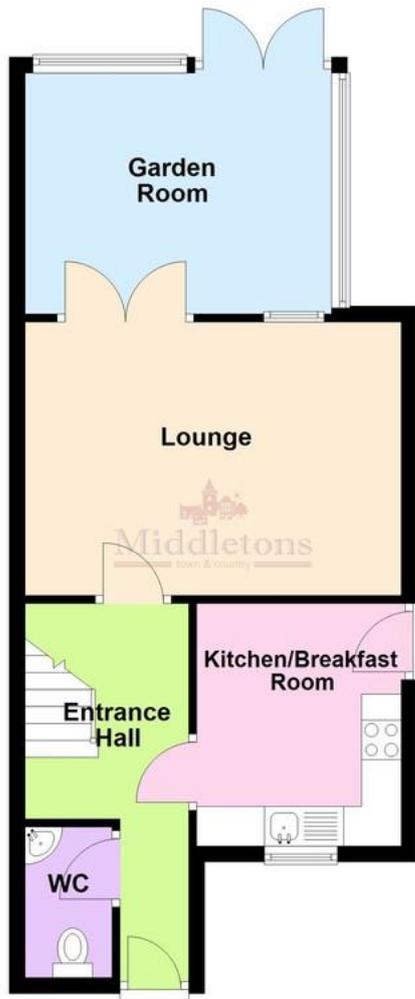
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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		90
(69-80) C	76	
(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	

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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.