



GRANGE DRIVE, MELTON MOWBRAY

Asking Price Of £272,500

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GARAGE STORE

CHAIN FREE

LOCAL AMENITIES NEARBY

OFF ROAD PARKING

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Offered with no upward chain and having been fully refurbished throughout this three bedroom semi-detached house is located on the south side of Melton Mowbray, conveniently close to local schools and amenities.

The accommodation on offer comprises entrance porch, downstairs wc, lounge diner and breakfast kitchen to the ground floor. Three double bedrooms and a modern four piece family bathroom to the first floor. Outside the property benefits from ample off road parking, garage store and a good sized rear garden.

ENTRANCE PORCH 3' 2" x 6' 4" (0.99m x 1.95m) Having a window to the side, coat hooks and laminate wood flooring. Glazed door to the lounge.

CLOAKROOM 2' 11" x 4' 11" (0.91m x 1.50m) Comprising of a low flush WC, vanity unit wash hand basin, Mermaid boarding to the walls, radiator, extractor fan and laminate wood flooring.

LOUNGE/DINER 11' 11" x 23' 1" (3.65m x 7.04m) Open-plan lounge diner having a window to the front aspect with fitted blind, french doors to the rear garden, two radiators, TV aerial point, LED lighting, breakfast bar and opening to the kitchen and laminate wood flooring.

KITCHEN/BREAKFAST ROOM 8' 8" x 19' 5" (2.66m x 5.93m) Fitted with a contemporary range of wall, base and drawer units topped with work surfaces, breakfast bar, Franke one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances comprise of an eye level Electrolux double oven and grill, Cooke and Lewis induction hob with extractor hood over and glazed splash back, Electrolux washing machine and dishwasher. Dual aspect windows, external door to the garden, LED lighting, extra storage cupboards and shelving, laminate wood flooring.

LANDING Taking the stairs from the lounge diner to the first floor landing having a loft hatch, airing cupboard housing the Baxi central heating boiler and doors off to;

BEDROOM ONE 14' 2" x 9' 0" (4.34m x 2.75m) Having a window to the front aspect, radiator, LED lighting and carpet flooring.

BEDROOM TWO 8' 3" x 11' 3" (2.53m x 3.43m) Having a window to the rear aspect, radiator, LED lighting and carpet flooring.

BEDROOM THREE 11' 10" x 8' 6" (3.63m x 2.61m) Having a window to the front aspect, radiator, LED lighting and carpet flooring.

BATHROOM 7' 5" x 8' 3" (2.28m x 2.52m) Comprising of a shower cubicle with riser and fixed waterfall shower head, free standing bath tub and mixer tap, low flush WC, heated towel rail and a vanity unit wash hand basin. Obscure glazed window, Mermaid boarding to the walls, LED lighting and porcelain tiled flooring.

FRONT ASPECT Having a Tarmac and gravel drive providing ample off road parking, access to the garage store and gated access to the rear garden.

GARAGE STORE 8' 2" x 6' 6" (2.5 m x 1.99m) Ideal storage for motor and push bikes, power sockets and lighting.

REAR GARDEN Generous rear garden, having a newly laid decked seating area adjacent to the house with gravel bed to the side and outside tap. Formal lawn with mature trees and shrub borders.

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.

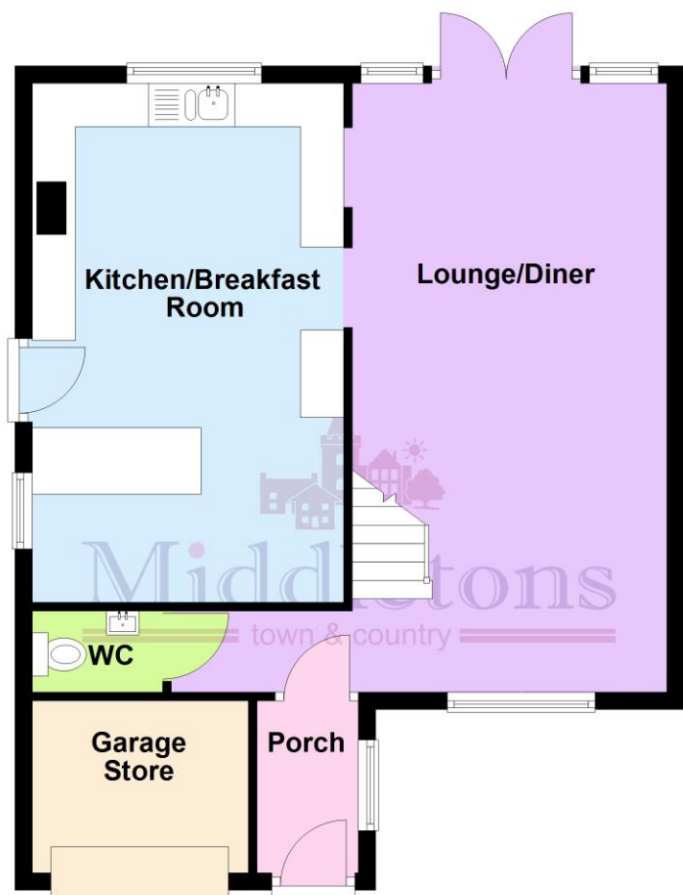
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



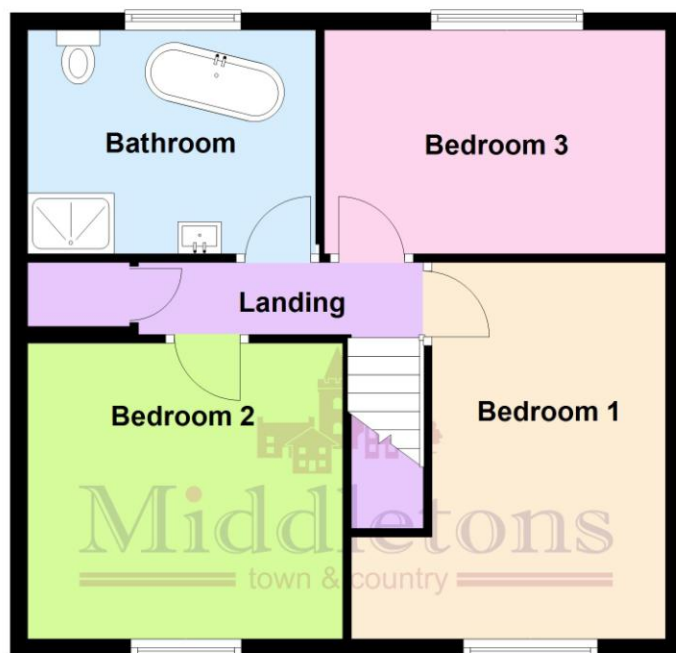




Ground Floor



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		86 B
69-80	C		
55-68	D	64 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 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.