



**JARVIS DRIVE, MELTON MOWBRAY**

**Asking Price Of £200,000**

**Three Bedrooms**

**Freehold**



**MID-TERRACE HOUSE**

**GREAT FIRST TIME BUY**

**GOOD SIZED GARDENS**

**CLOSE TO LOCAL AMENITIES**

**RESIDENTS PARKING**

**THREE BEDROOMS**

**LOCAL SCHOOLS NEARBY**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**









A great opportunity for the first time buyer, beautifully presented three bedroom mid-terrace house situated to the West of Melton Mowbray within dose proximity to local schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, dual aspect lounge and breakfast kitchen to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from residents parking, and generous front and rear gardens.



**PROPERTY DESCRIPTION** A great opportunity for the first time buyer, beautifully presented three bedroom mid-terrace house situated to the West of Melton Mowbray within close proximity to local schools, amenities and the town centre. The accommodation on offer comprises; entrance hall, dual aspect lounge and breakfast kitchen to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from residents parking, and generous front and rear gardens.

**ENTRANCE HALL** Part glazed door into the entrance hall, having stairs rising to the first floor, laminate wood flooring and doors off to the lounge and breakfast kitchen.

**LOUNGE** 12' 4" x 16' 11" (3.76m reducing to 2.97m x 5.18m) Spacious and nicely proportioned room having dual aspect windows allowing plenty of natural light, two radiator, TV aerial point, under stairs storage cupboard and carpet flooring.

**KITCHEN/BREAKFAST ROOM** 12' 3" x 18' 5" (3.75m x 5.62m) Having ample room for a breakfast table this generous kitchen is fitted with a range of wall, base drawer units topped with work surfaces, wine rack and tiled splash backs. A sink and drainer unit sits below a window with views of the garden with an external door to the side. There is space and plumbing for a washing machine, and ample room for a freestanding fridge freezer and tumble dryer. Integrated electric oven, gas hob and extractor fan. Having a further two front facing windows makes the room light and airy, tiled flooring for easy maintenance and a radiator.

**LANDING** Taking the stairs to the first floor landing which a window over looking the rear garden, a built-in airing cupboard, loft hatch and door off to;

**BEDROOM ONE** 13' 3" x 11' 8" (4.06m x 3.58m) Having two front facing windows filling the room with natural light, radiator, fireplace, open fronted storage cupboard and carpet flooring.

**BEDROOM TWO** 9' 10" x 13' 5" (3.02m x 4.11m) Another double room having two front facing windows filling the room with natural light, radiator, open fronted storage cupboard and carpet flooring.

**BEDROOM THREE** 9' 5" x 7' 4" (2.88m x 2.26m) A generous single bedroom having a rear facing window with views of the garden, radiator and carpet flooring.

**BATHROOM** 6' 9" x 5' 6" (2.08m x 1.69m) Comprising of a panel bath with shower over, pedestal wash hand basin and a low flush WC. Obscure glazed window for privacy, radiator and tiled walls and flooring.

**FRONT GARDEN** Having resident parking bays to the front of the property. Walled front garden with formal lawns and a paved pathway leading to the front door, mature hedging to the side boundaries.

**REAR GARDEN** This generous garden has a decked seating area with timber pergola adjacent to the house, perfect for al fresco dining or relaxed evenings, complete with a convenient outdoor electrical socket. Two brick-built outbuildings offer practical storage solutions, keeping tools and equipment neatly tucked away. A formal lawn stretches out, bordered on one side by raised vegetable beds ideal for homegrown produce, and on the other by mature trees and shrubs that add privacy and seasonal colour. At the top of the garden, a paved seating area catches the best of the day's sun, an inviting spot for morning coffee or sunset unwinding. The entire garden is enclosed by wood panel fencing and mature hedging.

**OUTBUILDING 1** 4' 9" x 2' 5" (1.46m x 0.75m) Having a latch door and window.

**OUTBUILDING 2** 11' 1" x 4' 10" (3.4m x 1.48m) Having a latch door, formerly an outside WC.

**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.











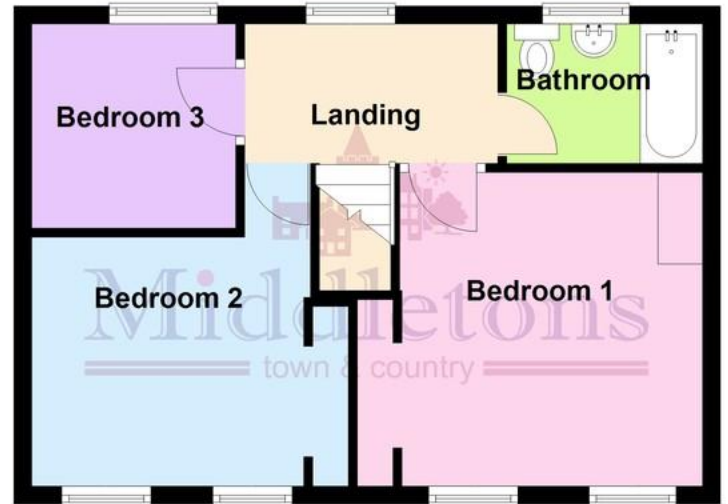




**Ground Floor**



**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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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[www.middletons.uk.com](http://www.middletons.uk.com)

[info@middletons.uk.com](mailto:info@middletons.uk.com)

**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.