



CHALMONDLEY DRIVE, MELTON MOWBRAY

Asking Price Of £285,000

Three Bedrooms

Freehold



DETACHED HOUSE

CHAIN FREE

GOOD SIZED GARDEN

CLOSE TO THE MELTON COUNTRY PARK

GARAGE AND DRIVEWAY

ENSUITE SHOWER ROOM

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com





Offered with no onward chain this three bedroom family home is situated on a popular estate to the north side of Melton Mowbray. Within close proximity to the Melton Country Park and within walking distance of the John Ferneley college and local amenities.

The accommodation in brief comprises; entrance hall, lounge, dining room, kitchen, utility and cloakroom to the ground floor. Three bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking, an integral garage and a good sized rear garden.

ENTRANCE HALL Part glazed door with side window into the welcoming entrance hall, having stairs rising to the first floor landing, radiator and laminate wood flooring. Doors off to;

LOUNGE 11' 3" x 15' 7" (3.43m x 4.75m) Nicely proportioned room having a front facing, walk-in bay window allowing natural light to flood the room. Feature fireplace, radiator, TV aerial point, laminate wood flooring and French doors to the dining room.

DINING ROOM 9' 1" x 9' 10" (2.78m x 3.02m) A great space for formal dining having patio doors opening onto the rear garden, radiator, laminate wood flooring and a door through to the kitchen.

KITCHEN/BREAKFAST ROOM 14' 7" x 8' 1" (4.45m x 2.48m) Having ample room for a breakfast table the kitchen is fitted with a modern range of wall, base and drawer units topped with work surfaces, tiled splash backs, composite sink and drainer unit, dishwasher. Integrated double oven and electric hob with extractor hood over, integrated fridge. Window over looking the rear garden, inset LED lighting, radiator, tiled flooring and a door leading through to the utility room and cloakroom.

UTILITY ROOM 6' 9" x 6' 4" (2.06m x 1.95m) Fitted with wall and base units topped with work surfaces, tiled splash backs, integrated freezer, space and plumbing for a washing machine and a wall mounted central heating boiler. External glazed door to the garden, radiator and tiled flooring.

CLOAKROOM 2' 11" x 4' 9" (0.91m x 1.45m) Comprising of a close-coupled toilet with an integrated hand-wash basin on top of the cistern and a heated towel rail. Obscure glazed window for privacy and vinyl flooring.

LANDING Taking the stairs to the first floor landing with doors off to;

BEDROOM ONE 10' 5" x 12' 9" (3.18m x 3.89m) Having a rear facing window with views of the garden, radiator, carpet flooring and a door through to the ensuite.

ENSUITE 6' 8" x 5' 11" (2.05m x 1.82m) Comprising of a

shower cubicle, vanity unit wash hand basin and a close coupled, dual flush WC. Obscure glazed window for privacy, radiator, inset LED lighting and tiled flooring.

BEDROOM TWO 11' 2" x 7' 8" (3.42m x 2.36m) Having a front facing window, radiator and laminate wood flooring.

BEDROOM THREE 6' 1" x 8' 2" (1.87m x 2.5m) A good sized single room having a front facing window, radiator, over stairs storage cupboard and laminate wood flooring.

BATHROOM 6' 6" x 6' 8" (2.0m x 2.05m) Comprising of a panel bath with shower over complimented with a folding shower screen. Close coupled, dual flush WC with storage cupboards flanking each side, vanity unit wash hand basin with further storage and a heated towel rail. Obscure glazed window for privacy, inset LED lighting, tiled walls and flooring.

FRONT ASPECT Having a block paved driveway providing ample off road parking, formal lawn to the side, courtesy lighting to the front door and side gated access to the rear garden.

GARAGE 17' 9" x 8' 2" (5.43m x 2.50m) Having an up and over manual door, power and light connected.

REAR GARDEN This good sized, east facing garden is a blank canvas for the keen gardener. Having a paved patio along the width of the house and to the side with courtesy lighting, garden tap and a formal lawn. Wood panel fencing secures the boundary.

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.

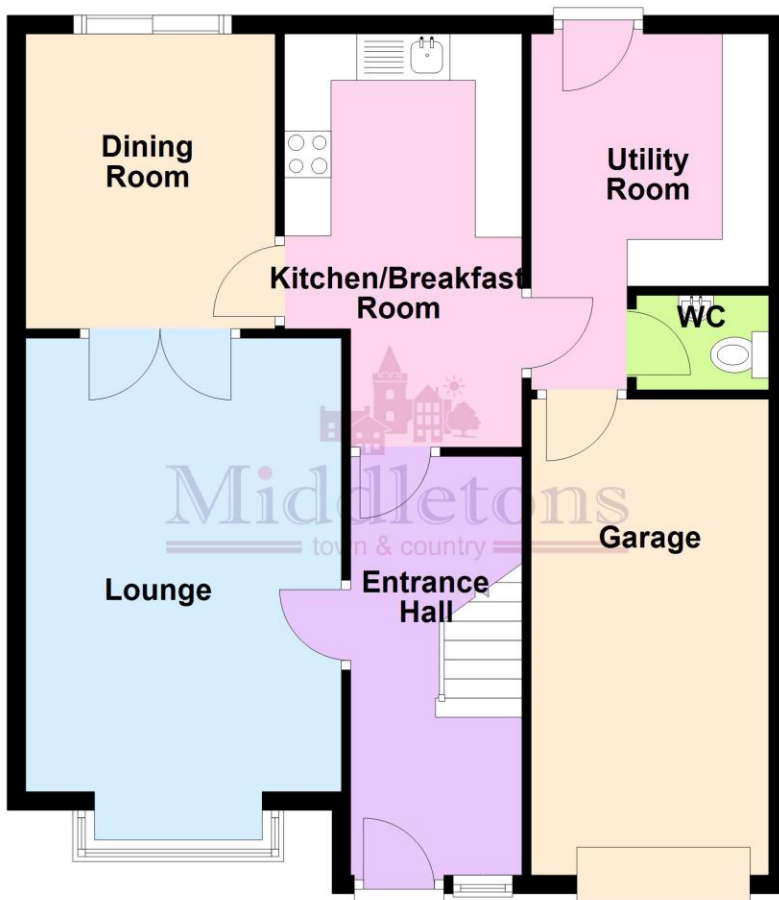
THIRD PARTY REFERRAL ARRANGEMENTS Middletons



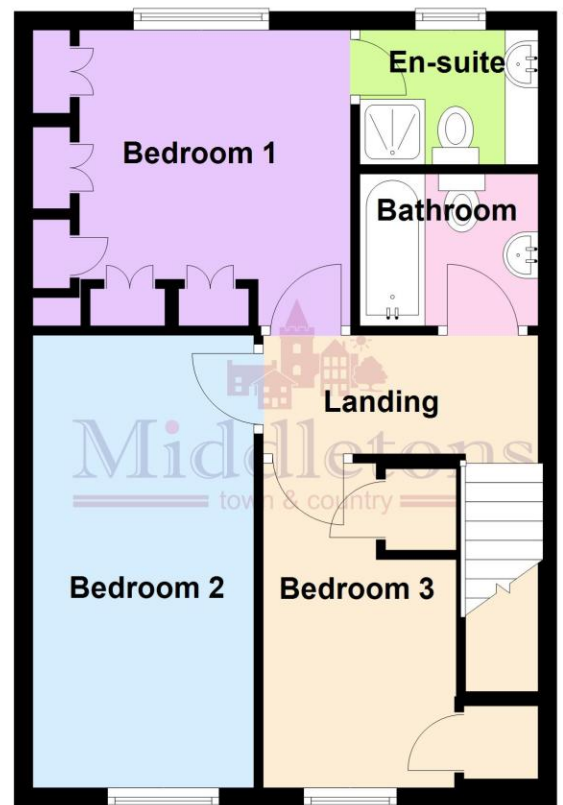




Ground Floor



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		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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www.middletons.uk.com
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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.