



HEALEY DRIVE, MELTON MOWBRAY

Asking Price Of £305,000

Three Bedrooms

Freehold



DETACHED HOUSE

EV CHARGER/DRIVEWAY

SOUTH FACING GARDEN

GOOD COMMUTER LINKS

UPGRADES THROUGHOUT

ENSUITE SHOWER ROOM

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

info@middletons.uk.com





Recently built by Bloor homes and benefiting from upgraded towel rails, internet port, doors and flooring throughout with the added benefit of solar panels and an EV charging point. The Henley is a modern three bedroom detached house is situated on the outskirts of Melton Mowbray. Ideally positioned with the new bypass providing good commuter links to Nottingham, Leicester and Grantham, which has the mainline to London's Kings Cross station.



The accommodation on offer comprises; entrance hall, lounge, kitchen diner, utility and doakroom to the ground floor. Three good sized bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a good sized rear, south-facing garden.

ENTRANCE HALL Part glazed door into the hallway having stairs rising to the first floor, under stairs storage cupboard, radiator, Amtico flooring and doors off to;

LOUNGE 10' 8" x 15' 6" (3.26m x 4.74m) Having a front facing window, radiator, TV aerial point and soft carpet flooring.

KITCHEN/DINER 14' 2" x 9' 8" (4.33m x 2.95m) Having ample room for a dining table with French doors opening onto the patio making a great space for entertaining. Fitted with a modern range of wall, base and drawer units with under lighting and topped with return work surfaces, sink and drainer with mixer tap over, space and plumbing for a dish washer. Integrated Electrolux oven, gas hob and extractor hood. Inset LED lighting, two radiators, Amtico flooring and an opening to the utility area.

UTILITY AREA 3' 5" x 5' 6" (1.06m x 1.7m) Having a base unit topped with return work surfaces, space and plumbing for a washing machine, wall mounted Ideal Logic combination boiler and Amtico flooring. Door to the cloakroom.

CLOAKROOM Comprising of a low flush WC and wash hand basin.

LANDING Taking the stairs to the first floor landing, radiator, soft carpet flooring and doors off to;

BEDROOM 1 9' 6" x 9' 7" (2.91m x 2.94m) Having a front facing window, radiator, dressing area and soft carpet flooring. Door to the ensuite shower room.

ENSUITE Comprising of a shower cubicle, wall mounted wash hand basin, low flush WC and a heated towel rail. Obscure glazed window for privacy, extractor fan and cushioned vinyl flooring.

BEDROOM TWO 10' 2" x 8' 0" (3.11m x 2.44m) Having a rear facing window, radiator and soft carpet flooring.

BEDROOM THREE 7' 5" x 9' 4" (2.28m x 2.85m) Having a rear facing window, radiator, internet port and soft carpet flooring.

BATHROOM Comprising of a panel bath with shower over and glazed shower screen, low flush WC, wall mounted wash hand basin and a heated towel rail. Obscure glazed window for privacy, electric shaver point and cushioned vinyl flooring.

FRONT ASPECT Having off road parking to the side for two vehicles and an EV charging point. Storm porch with courtesy lighting to the front door, small lawn and shrub bed to the front and side gated access to the rear, south-facing garden.

REAR GARDEN Having an extended patio as part of an upgrade providing ample room for seating and barbecues in the summer months. Lawn bordered with wood panel fencing and a garden tap.

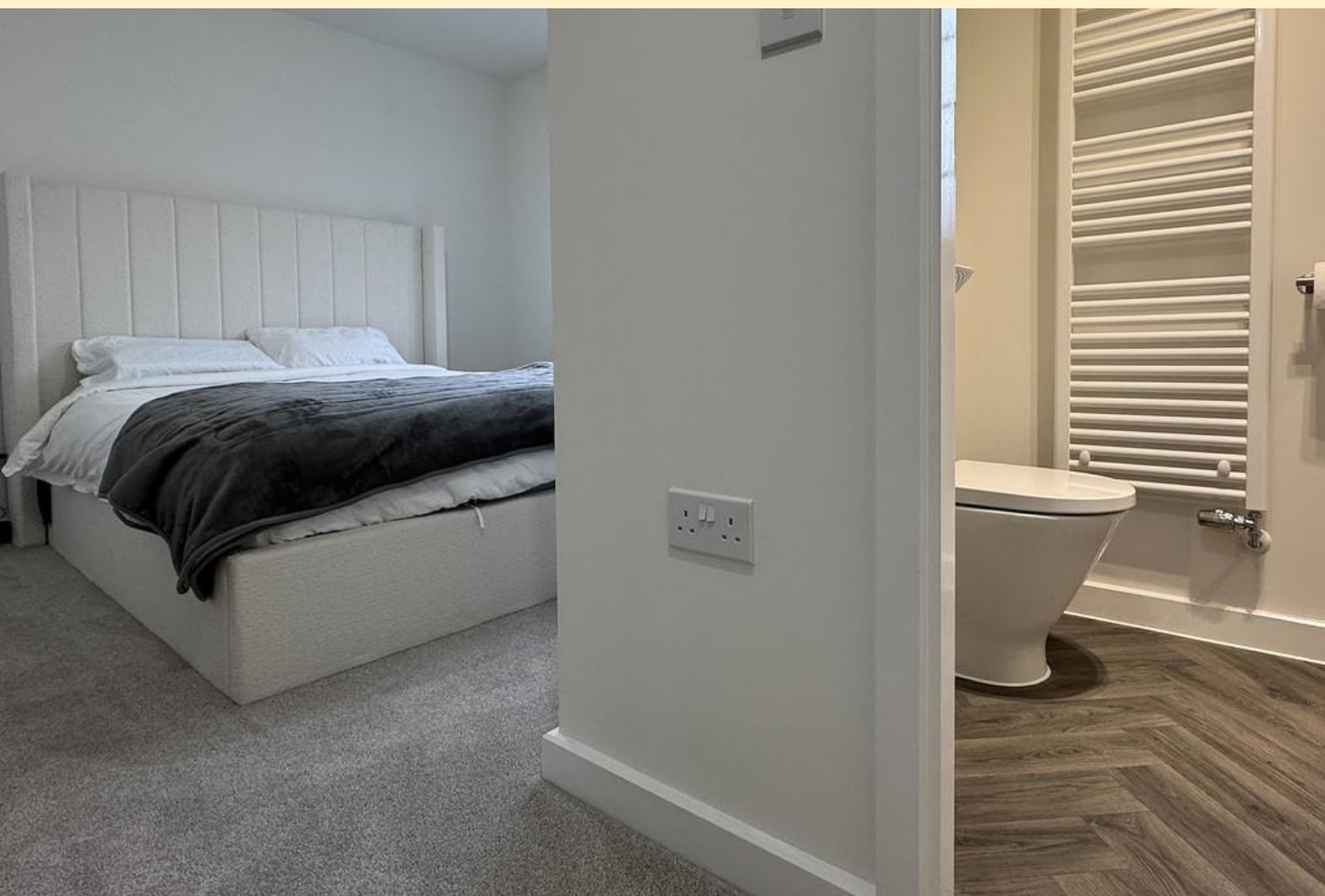
MANAGEMENT FEES There is an annual estate management fee of £127.61 (not currently payable until all phases complete).

SOLAR PANELS The solar panels were fitted when the property was built and they are owned by the property.

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.

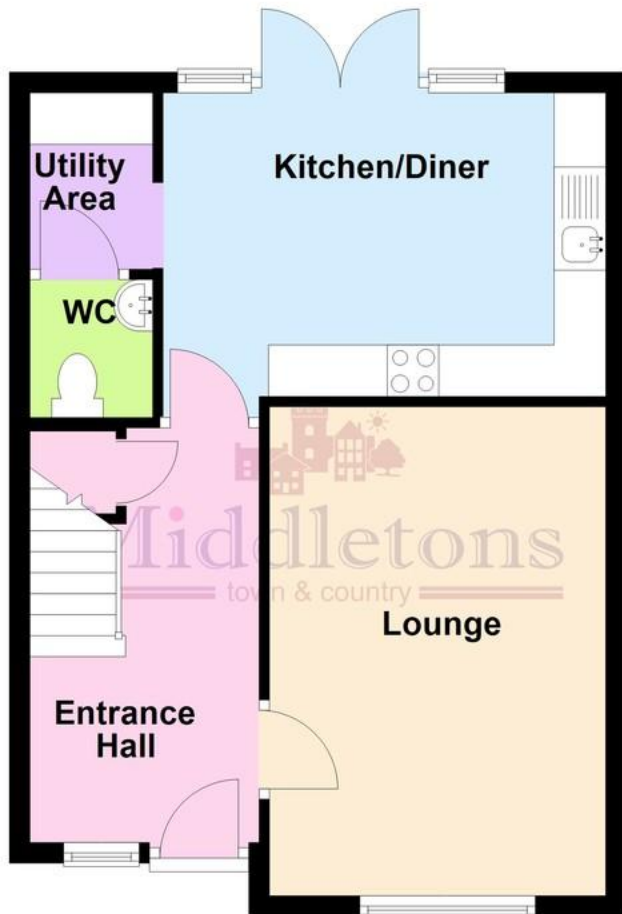
THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit middletons.uk.com/Referral-Fees



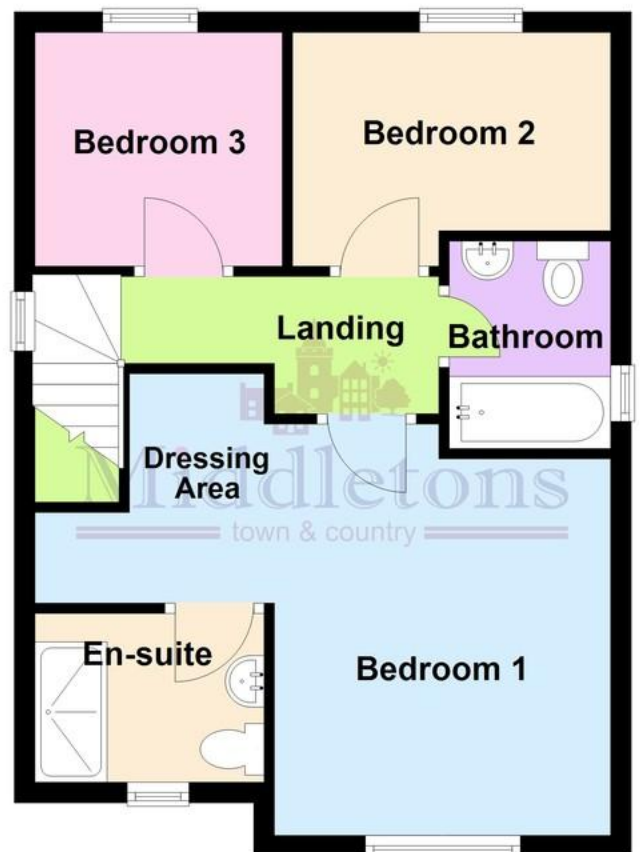




Ground Floor



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	90
(69-80) C		
(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		

01664 566258

www.middletons.uk.com

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 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.