



ALVASTON ROAD, MELTON MOWBRAY

Asking Price Of £225,000

Three Bedrooms

Freehold



SOLD WITH NO CHAIN

BAY FRONTED

DRIVEWAY AND CARPORT

SOUTH FACING GARDEN

PART REFURBISHED

WISER HEAT CONTROL APP

NEWLY FITTED BATHROOM

CLOSE TO LOCAL SCHOOLS

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com





OFFERED WITH NO CHAIN Three bedroom semi-detached situated to the west of Melton Mowbray on a popular residential area within close proximity to the St Marys primary school and local amenities with great commuter links to Nottingham, Newark and Leicester.

The property would benefit from some refurbishment to the ground floor, the first floor has been re-plastered and had new radiators and carpeting along with a newly fitted bathroom. The accommodation in brief; kitchen, lounge and diner to the ground floor, three bedrooms and a bathroom to the first floor. The property benefits from off road parking, carport and a good sized, South facing rear garden. The heating system is controlled by the wiser heating app so you can control the temperature from your phone.

ENTRANCE HALL Arched canopy porch with a part glazed UPVC door into the entrance hall with stairs rising to the first floor landing, under stair storage cupboard, radiator, tiled flooring and door through to the lounge.

LOUNGE 17' 0" x 10' 10" (5.2m x 3.32m) Spacious reception room having a half bay double glazed window to the front aspect, fireplace with electric fire, radiator, carpet flooring and opening through to the dining room.

DINING ROOM 10' 1" x 8' 5" (3.09m x 2.59m) Having double glazed patio doors and windows opening out on to the patio area, radiator and carpet flooring.

KITCHEN 8' 1" x 10' 11" (2.48m x 3.35m) The kitchen requires to be refitted, currently having a range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap over, space and plumbing for both a washing machine and dishwasher, walk in pantry, space and connection for a free standing oven, wall mounted Valliant central heating boiler, double glazed window to the rear aspect and a glazed wood door to the side leading out to the garden and carport.

UPSTAIRS LANDING Taking the stairs from the entrance hall to the first floor with a double glazed window to the side aspect, loft access hatch and doors off to;

MASTER BEDROOM 14' 6" x 9' 7" (4.44m x 2.94m) Recently refurbished this good sized double bedroom has a double glazed half bay window to the front aspect, new radiator and carpeting.

BEDROOM TWO 12' 8" x 11' 0" (3.88m x 3.37m) Another good sized double having a double glazed window to the rear aspect, new radiator and carpeting.

BEDROOM THREE 7' 11" x 7' 2" (2.43m x 2.2m) Single room currently being used as a home office, having a double glazed window to the front aspect, new radiator and carpeting.

FAMILY BATHROOM Newly fitted contemporary three piece suite comprising of a 'P' shaped panel bath with central mixer tap, shower over and glazed shower screen, vanity unit wash hand basin with fitted mirror above, low flush WC, heated towel rail, fully tiled walls, vinyl flooring, extractor fan, LED lighting and an obscure double glazed window.

OUTSIDE TO THE FRONT Having a paved driveway leading to the carport and further gravelled off road parking to the side.

CARPORT Wood constructed car port with double doors to the front.

REAR GARDEN This good sized, South facing private rear garden has a paved patio area adjacent to the house with further hard standing for further seating to the side, planted borders of mature shrubs with a lawn running down to an area which could be used as a vegetable plot. The boundary is secured by brick walling to one side and wood panel fencing to the other two.

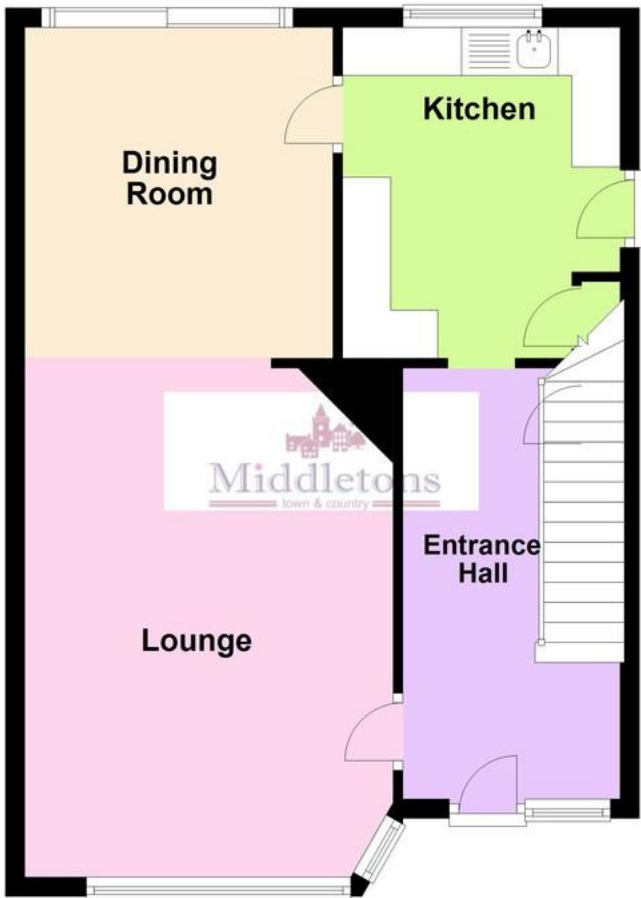
AGENTS NOTE Fixtures and fittings other than those mentioned above to be agreed with the seller. All







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		
(69-80) C		72
(55-68) D	56	
(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.