



WELLAND RISE, MELTON MOWBRAY

Asking Price Of £269,950

Three Bedrooms

Freehold



EXTENDED DETACHED HOUSE

SUNROOM

FRONT AND REAR GARDENS

LOCAL SCHOOLS NEARBY

DRIVEWAY AND GARAGE

NO CHAIN

CLOSE TO LOCAL AMENITIES

SOUTH SIDE OF MELTON MOWBRAY

01664 566258

info@middletons.uk.com





****CHAIN FREE****

Extended three bedroom detached family home tucked away on a quiet Cul-de-sac. Situated to the south side of Melton Mowbray on a much sought after residential area. Within walking distance of the local schools, amenities and Melton Mowbray town centre and train station.

The accommodation in brief comprises; entrance hall, lounge, dining room, kitchen, rear porch and sun room to the ground floor. Three bedrooms and a family shower room to the first floor landing. Outside the property benefits from ample off road parking, garage and rear garden.

ENTRANCE HALL Having stairs rising to the first floor landing, under stair storage cupboard, radiator and doors off to;

LOUNGE 10' 10" x 13' 6" (3.32m x 4.13m) Having a double glazed window to the front aspect, radiator, brick fireplace with gas fire and carpet flooring continuing through to the dining room.

DINING ROOM 9' 4" x 8' 7" (2.85m x 2.63m) Having patio doors to the rear porch, radiator and door through to the kitchen.

KITCHEN 8' 9" x 11' 8" (2.68m x 3.56m) Fitted with wall, base and drawer units, roll edge work surfaces, circular stainless steel sink and drainer with mixer tap over, integrated electric oven, Baumatic gas hob, space and plumbing for a washing machine and an Ideal condenser boiler. Double glazed window to the rear aspect and door to the side.

REAR PORCH UPVC door and double glazed window to the rear, patio doors to the dining room and a further door to the sun room.

SUN ROOM 8' 5" x 16' 11" (2.58m x 5.16m) Extension to the rear which could have a multitude of uses. Having dual aspect single glazed windows and radiator.

LANDING Taking the stairs from the entrance hall to the first floor landing with a double glazed window to the side aspect, airing cupboard and loft access hatch.

MASTER BEDROOM 12' 11" x 9' 10" (3.96m x 3.m) Having a double glazed window to the front aspect, fitted wardrobes and top boxes, radiator and carpet flooring.

BEDROOM TWO 9' 8" x 10' 5" (2.96m x 3.19m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

SHOWER ROOM 7' 0" x 5' 6" (2.15m x 1.69m) Comprising a corner shower cubicle on a raised plinth, pedestal wash hand basin and low flush WC. Obscure double glazed window, radiator, tiled walls and laminate wood flooring.

BEDROOM THREE 7' 1" x 8' 2" (2.16m x 2.51m) Having a double glazed window to the front aspect, radiator and carpet flooring.

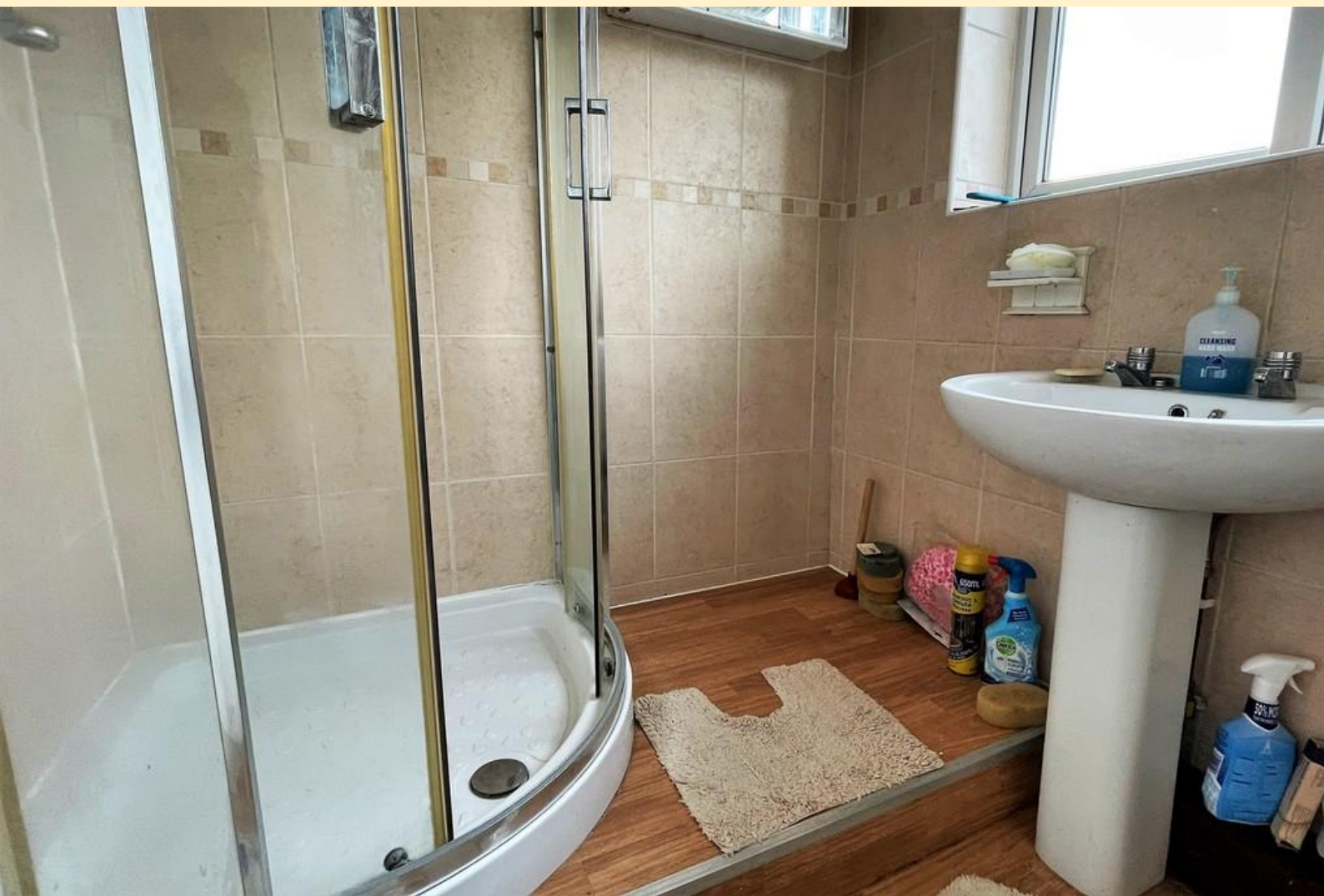
FRONT AND REAR GARDENS Paved driveway leading to the garage providing ample off road parking, formal lawn to the front with planted borders and mature trees with privet hedging to the boundary. The garden continues around the side of the property to the rear garden which is mainly laid to lawn with mature shrub borders and fruit trees, courtesy lighting, wood panel fencing securing the boundary.

GARAGE 8' 3" x 15' 5" (2.52m x 4.72m) Having an up and over manual door, power and light connected, personnel door to the side.

USEFUL INFORMATION Please note that any services, heating, systems or appliances have not been tested, and no warranty can be given or implied as to their working order. We are informed that this property has been extended/altered. Prospective buyers should ask their legal representative to check that appropriate Building Regulation/Planning Consent has been given. Fixtures and fittings other than those mentioned above to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

FULL BROCHURE A full brochure for this property is available on the Middletons website.

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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.