



COLLEGE AVENUE, MELTON MOWBRAY

Asking Price Of £375,000

Three Bedrooms

Freehold



DETACHED HOUSE

LOG BURNER

LARGE GARDEN

LOCAL AMENITIES NEARBY

DRIVEWAY AND GARAGE

THREE RECEPTION ROOMS

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

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Characterful period three bedroom detached family home situated to the south side of Melton Mowbray located in a much sought after residential area convenient for both primary and secondary schools, local amenities and Melton Mowbray town centre.

The spacious and modern accommodation in brief comprises of; entrance hall, lounge, dining room, conservatory, breakfast kitchen, utility and cloakroom to the ground floor. Three good sized bedrooms, family bathroom and a separate WC to the first floor. Outside the property benefits from off road parking, garage and a large, landscaped rear private garden.

PORCH Originally an open arched porch now benefiting from a part glazed door and glazed side panels to create an enclosed porch with an original stain glass wooden door with glazed panelling into the entrance hall.

ENTRANCE HALL Spacious hallway having a carpeted staircase with runners leading to the first floor landing, under stair storage cupboard, radiator, tiled flooring and doors off to;

LOUNGE 12' 7" x 12' 2" (3.86m x 3.71m) Large, well proportioned lounge having a double glazed bay window to the front aspect with fitted Acacia shutter blind, feature fireplace with inset log burner, original picture rails and coving, radiator, carpet flooring continuing through to the dining room.

DINING ROOM 13' 8" x 11' 4" (4.17m x 3.46m) A lovely space to entertain having french doors opening into the conservatory, feature cast iron open fireplace with decorative tiling, radiator, picture rails and coving.

CONSERVATORY 9' 5" x 8' 11" (2.88m x 2.74m) Bringing the garden into the home this uPVC double glazed conservatory with fitted blinds, door to the rear garden, radiator and vinyl flooring.

KITCHEN/BREAKFAST ROOM 13' 2" x 12' 1" (4.02m x 3.7m) Bespoke fitted range of wall, base and drawer units with beech top work surfaces and tiled splash backs, a one and a half bowl ceramic sink and drainer unit, space for a range cooker with extractor hood over, space for a fridge freezer, plumbing for a dish washer pantry with original tiled flooring and meat shelf. Double glazed window to rear aspect, glazed vaulted ceiling with down lights, TV aerial point, radiator, and door through to the utility room.

UTILITY ROOM 12' 11" x 5' 6" (3.96m x 1.68m) Fitted with a range of wall and base units with beechwood work surfaces and tiled splash backs, space and plumbing for a washing machine. Part glazed door leading out to the rear garden, door to the cloak room and a personnel door to garage.

WC Comprising a low flush WC, part tiled walls and floor.

LANDING Taking the stairs from the entrance hall to the first floor with a double glazed window to the side aspect, loft access hatch, (the loft housing the mega flow tank) and doors off to;

MASTER BEDROOM 12' 7" x 12' 2" (3.86m x 3.71m) Having a double glazed bay window to the front aspect fitted with an Acacia shutter blind, radiator, picture rail, coving and carpet flooring.

BEDROOM TWO 13' 5" x 11' 4" (4.09m x 3.46m) Having a double glazed window to the rear aspect, radiator, picture rail, coving and carpet flooring.

BEDROOM THREE 8' 11" x 7' 1" (2.74m x 2.18m) A good sized single bedroom having a double glazed window to the front aspect, radiator, picture rail, coving and carpet flooring.

BATHROOM 7' 8" x 6' 9" (2.36m x 2.08m) Fitted with a free standing roll top bath tub with central taps and shower attachment, pedestal wash hand basin, shower cubicle with waterfall shower head and a heated towel rail. Half height wood panelling to the walls, obscured double glazed window and vinyl flooring.

WC Low flush WC, half height wood panelling to the walls, vinyl flooring and an obscured double glazed window.

OUTSIDE TO THE FRONT Block paved driveway leading to the garage and front door, formal lawn with mature shrubs and tree, dwarf wall and hedging to the boundary and a gate to a handy storage area.

REAR GARDEN Larger than average having been landscaped to make the most of the days sun, having a large paved patio adjacent to the house and a further gravelled seating area to the bottom of the garden with a pagoda and shade. Formal lawn with raised plant beds, gravelled pathway to the side. Slate bed with a greenhouse and log store. There are two double electric sockets and a garden tap, wood panel fencing securing the boundary with mature trees to the rear making the garden private.

GARAGE 13' 6" x 7' 1" (4.14m x 2.18m) Having a manual up and over door, power and light connected and personnel door to the utility room. Solar panels to the roof which are owned.

IMPORTANT INFORMATION 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.

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.



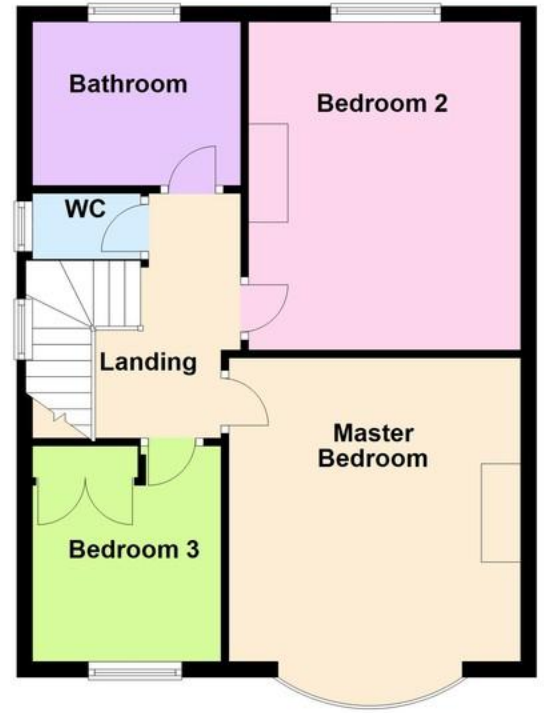




Ground Floor



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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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.