



BOWLEY AVENUE, MELTON MOWBRAY

Asking Price Of £275,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

CHARACTER THROUGHOUT

MELTON COUNTRY PARK NEARBY

AMPLE OFF ROAD PARKING

PRIVATE REAR GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

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Offered with no upward chain, three bedroom semi-detached house situated to the north side of Melton Mowbray on this much sought after residential area. Within close proximity to the Melton Country park, Tesco superstore and the town centre.

The accommodation on offer comprises; entrance hall, lounge, living diner and kitchen to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, generous rear garden, shed/workshop and summer house.

ENTRANCE HALL Storm porch to the front door opening into the entrance hall having stairs rising to the first floor landing, radiator, wood flooring and doors off to;

LOUNGE 13' 3" x 11' 1" (4.05m x 3.38m) Having a bay window to the front aspect, radiator, feature cast-iron open-fireplace, French doors to the dining room and carpet flooring.

LIVING/DINING ROOM 18' 6" x 13' 7" (5.65m Max x 4.15m Max) Having a door with surrounding windows opening onto the the patio making it a great space to entertain and allowing plenty of natural light to fill the room. Feature fireplace with a wood burning stove, radiator, laminate wood flooring continuing through to a lounge area having a window to the side aspect, under stairs storage cupboard and opening through to the kitchen.

KITCHEN/BREAKFAST ROOM 6' 7" x 15' 0" (2.03m x 4.58m) Fitted with a modern range of wall, base and drawer units with work surfaces over, ceramic sink and drainer unit, breakfast bar, space and plumbing for a washing machine and a slimline dish washer. Integrated electric oven and gas hob with extractor over. Window and external door to the garden, laminate wood flooring and inset LED lighting.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the side aspect, loft hatch and doors off to;

BEDROOM ONE 13' 5" x 11' 1" (4.09m x 3.38m) Having a bay window to the front aspect, radiator, fitted slide door wardrobes and carpet flooring.

BEDROOM TWO 13' 1" x 11' 2" (3.99m x 3.42m) Having a window to the rear aspect, radiator, fitted wardrobe and carpet flooring.

BEDROOM THREE 7' 1" x 7' 8" (2.18m x 2.36m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 6' 2" x 6' 10" (1.9m x 2.09m) Comprising of a 'P' shaped panel bath with shower over, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, part tiled walls and laminate tiled floor.

FRONT ASPECT Having a block paved drive providing ample off road parking with a dwarf wall to the boundary. Side gate to the rear garden.

REAR GARDEN Having a paved patio area adjacent to the house with garden tap, shed/workshop, formal lawn with planted borders and a stepping stone pathway leading to the summer house and a further paved area.

SUMMER HOUSE Having been designed as a home bar with heating and lights making a great space to enjoy the garden.

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.

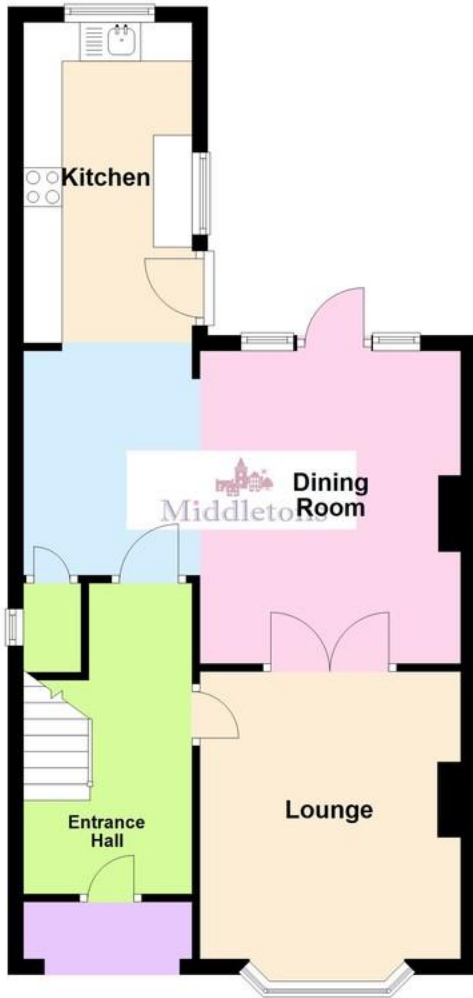
WHAT IS YOUR HOUSE WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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		82
(69-80) C		
(55-68) D	59	
(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		

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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.