



THE DRIVE, MELTON MOWBRAY

Asking Price Of £445,000

Three Bedrooms

Freehold



DETACHED HOUSE

SOUGHT AFTER LOCATION

GOOD SIZED REAR GARDEN

PRIVATE POSITION

GARAGE AND DRIVEWAY

ENSUITE TO MASTER

CLOSE TO LOCAL SCHOOLS

GOOD COMMUTER LINKS

COUNCIL TAX BAND C

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Beautifully appointed three bedroom detached house situated on a popular quiet, no through road to the south side of Melton Mowbray. Within walking distance of local schools, train station and the town centre.

The accommodation on offer in brief comprises; entrance hall, lounge, sitting room with dining area and a bespoke kitchen to the ground floor. Three bedrooms, ensuite to the master and a family bathroom to the first floor. Outside the property benefits from ample off road parking, detached single garage and a very well established rear garden with a raised fish pond.

ENTRANCE HALL Solid wood door into the entrance hall having a return staircase rising to the first floor landing, large under stairs storage cupboard with a diamond shaped window, Parquet wood flooring, radiator and doors off to the lounge and kitchen.

LOUNGE 17' 3" x 12' 5" (5.28m x 3.81m) Nicely proportioned reception room having a walk-in bow window to the front aspect, two radiators, feature fireplace with a multi-fuel burner, carpet flooring and steps down to the sitting/dining room.

SITTING/DINING ROOM 10' 11" x 23' 8" (3.34m x 7.22m) Having a cosy snug sitting area with a further area for dining, dual aspect windows and french doors opening out onto the rear patio making a great space to entertain, two radiators, solid wood flooring and steps up to the kitchen.

KITCHEN 11' 2" x 10' 10" (3.41m x 3.32m) Bespoke fitted kitchen having a good range of wall, base and drawer units, Quartz work surfaces, tiled splash backs, under counter stainless steel double sink unit with mixer tap over, space for a Range oven with extractor hood over, integrated dish washer, housing for a fridge freezer and microwave. Large window to the side aspect, vertical radiator and tiled flooring.

LANDING Taking the stairs from the entrance hall to the first floor having a window to the side aspect and further stained window to the front aspect allowing plenty of natural light. Loft access hatch, radiator, carpet flooring and doors off to;

MASTER BEDROOM 10' 11" x 16' 1" (3.35m x 4.92m) Obscure glazed door and steps down into the master bedroom having a window over looking the rear garden, radiator, fitted slide wardrobes, carpet flooring and door to the ensuite shower room.

ENSUITE 4' 11" x 10' 11" (1.5m x 3.35m) Comprising of a corner shower cubicle, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window and wood flooring.

BEDROOM TWO 12' 5" x 15' 2" (3.8m x 4.63m) Another generous double bedroom having a window to the front aspect, radiator and carpet flooring.

BATHROOM 8' 7" x 7' 0" (2.62m x 2.15m) Comprising of a panel bath, pedestal wash hand basin, low flush WC and a corner shower cubicle. Obscure glazed window, LED lighting, part tiled walls and tiled flooring.

BEDROOM THREE 7' 8" x 7' 1" (2.35m x 2.18m) Having a window to the side aspect, radiator and carpet flooring.

FRONT GARDEN Having a dwarf wall to the boundary with railings, block paved driveway providing off road parking for one vehicle, formal lawn with mature shrub borders, access to the garage and gated access to the rear garden.

GARAGE 9' 0" x 26' 0" (2.75m x 7.95m) Brick built single garage with an electric door, power and lighting, separate fuse box, plumbing for a washing machine, separate WC and a personnel door to the rear garden.

REAR GARDEN This beautiful, well established garden has a raised patio area adjacent to the house with outdoor electrical sockets and garden tap. Steps down to a formal lawn with a pathway to the central raised fish pond with a pergola over, mature flower and shrub borders and a further paved seating area.

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.

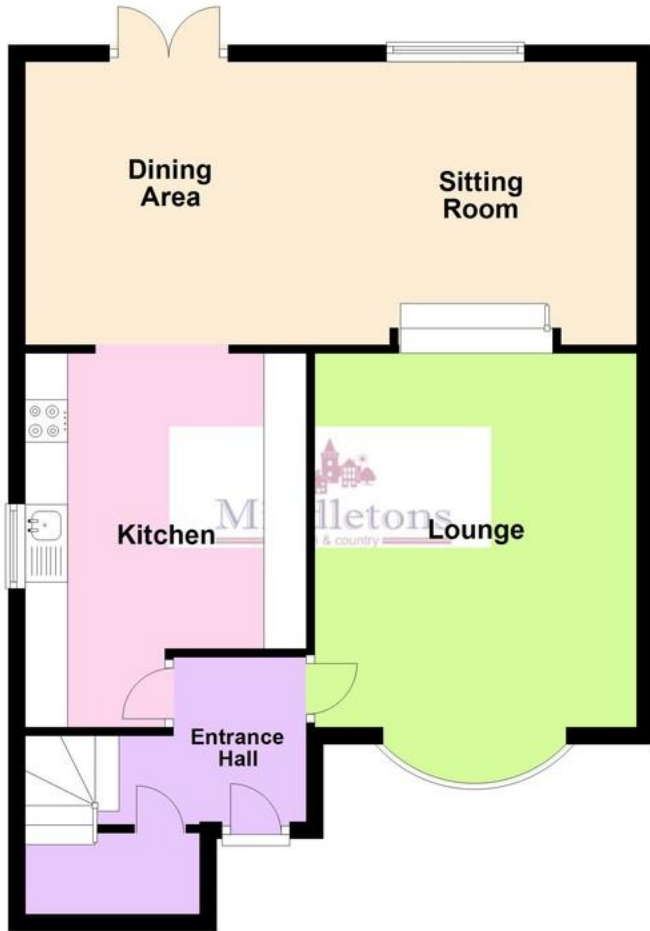
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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		79
(55-68) D	81	
(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.