



## GRANTWOOD ROAD, MELTON MOWBRAY

Asking Price Of £425,000

Three Bedrooms

Freehold



**DETACHED HOUSE**

**CHAIN FREE**

**SOUTH FACING REAR GARDEN**

**MELTON COUNTRY PARK NEARBY**

**DRIVEWAY AND LARGE GARAGE**

**DESIRABLE LOCATION**

**CLOSE TO LOCAL AMENITIES**

**NORTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

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Offered with no upward chain, three bedroom detached house situated on an extensive plot to the north side of Melton Mowbray within close proximity to the Melton Country park and local amenities. Good commuter links to Grantham and the A1.

The accommodation on offer comprises; entrance hall, inner hallway, cloakroom, lounge, dining room, kitchen and utility room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, large garage and a large south facing rear garden.

**ENTRANCE HALL** 13' 5" x 4' 8" (4.1m x 1.43m) Part glazed hardwood front door into the entrance hall having obscure glazed full height windows to the front aspect, door to the utility area, carpet flooring, part glazed wood door with obscure glazed full height windows to the inner hallway.

**INNER HALLWAY** Having stairs rising to the first floor, radiator, carpet flooring doors to the cloakroom, lounge and dining room.

**CLOAKROOM** 2' 9" x 5' 9" (0.85m x 1.76m) Comprising of a low flush, push button WC, corner wash hand basin, tiled flooring and an obscure glazed window.

**LOUNGE** 18' 9" x 18' 2" (5.72m reducing to 3.28m x 5.54m reducing to 2.72m) Large 'L' shaped lounge having patio doors to the conservatory, window over looking the rear garden, head height window to the side, two radiators, feature fireplace with gas fire, carpet flooring and door to the dining room.

**KITCHEN** 16' 9" x 12' 2" (5.13m x 3.73m max) Fitted with a good range of wall, base and drawer units with work surfaces over, sink and drainer unit, space and plumbing for both a dishwasher and washing machine. Integrated appliances to include; eye level Bosch double oven, Electrolux electric hob and fridge freezer. Large window over looking the rear garden, external door to the side, heater, tiled flooring, door to the utility room, archway to the dining room and tiled flooring.

**UTILITY ROOM** 18' 2" x 8' 6" (5.55m x 2.61m) Handy utility space having room for several white goods, carpet flooring, window to the front aspect and door to the garage.

**DINING ROOM** 7' 11" x 12' 2" (2.42m x 3.73m) Having a fitted unit housing the boiler, under stairs storage cupboard, carpet flooring, doors to the inner hallway and lounge.

**LANDING** Taking the return staircase from the inner hall to the first floor landing having a window halfway, loft hatch and built-in airing cupboard.

**BEDROOM ONE** 10' 3" x 10' 9" (3.13m x 3.3 m) Having a window overlooking the rear garden, radiator, carpet flooring, fitted wardrobes and dresser with drawers.

**BEDROOM TWO** 11' 5" x 8' 6" (3.48m x 2.6m) Having a window to the front aspect, radiator, carpet flooring, fitted wardrobe's with central dressing table.

**BEDROOM THREE** 8' 5" x 8' 1" (2.57m x 2.47m) Having a window to the rear aspect, radiator, carpet flooring and storage cupboard.

**BATHROOM** 5' 0" x 6' 5" (1.54m x 1.96m) Comprising of a panel bath with shower over and glazed shower screen, pedestal wash hand basin, electric shaver point and a low flush WC. Obscure glazed window, radiator, extractor fan and vinyl flooring.

**FRONT GARDEN** Having a block paved drive providing ample off road parking, formal lawn with mature shrub borders, courtesy lighting.

**GARAGE** 13' 9" x 18' 8" (4.21m x 5.69m) Having a remote controlled door, power and light connected, personnel doors to the utility area and the rear garden.

**REAR GARDEN** A very generous and private south facing rear garden, having a paved patio area adjacent to the house and continuing around to the side, steps down to the formal lawn which has well established flowers, shrubs and trees to the borders. Gated access to a further garden which has been planted with various fruit trees creating a mini orchard. Wood panel fencing secures the boundary.

**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.

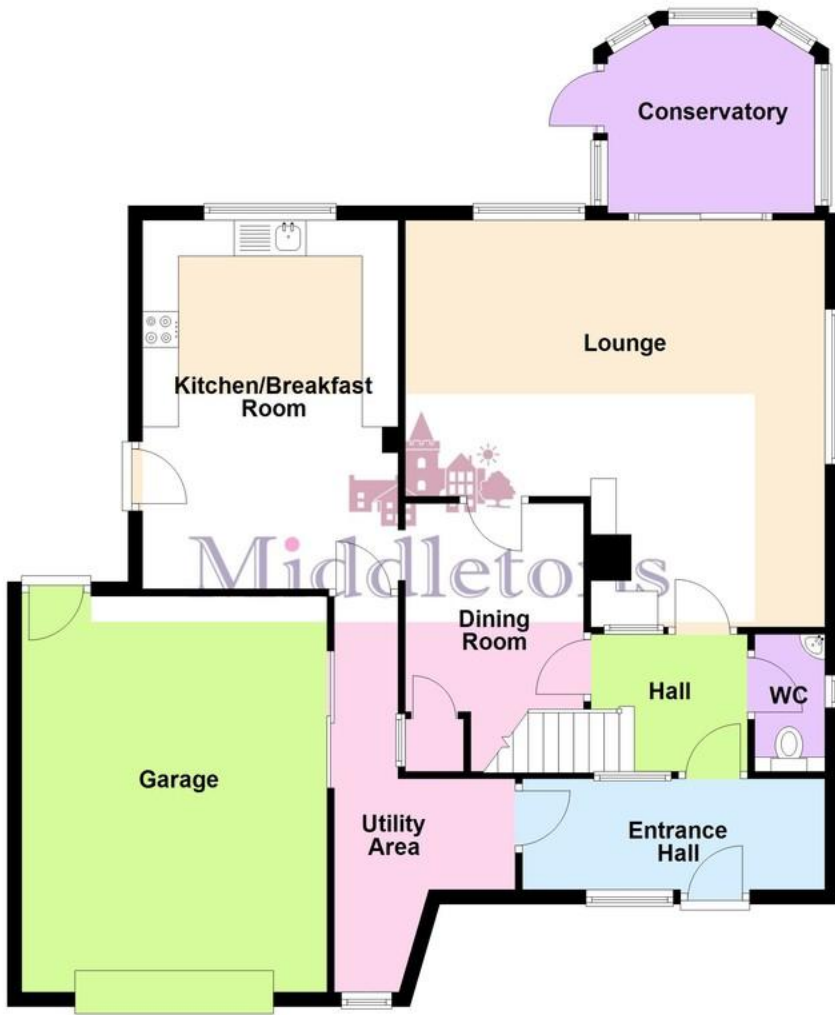
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## Ground Floor



## 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.