



## TAMAR ROAD, MELTON MOWBRAY

Asking Price Of £315,000

Three Bedrooms

Freehold



DETACHED HOUSE ON CORNER PLOT

CARPORT AND GARAGE

CONSERVATORY

LOCAL SCHOOLS NEARBY

CHAIN FREE

GENEROUS DRIVEWAY

CLOSE TO LOCAL AMENITIES

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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\*\*\*Offered with no upward chain\*\*\*

In need of some modernisation throughout, three bedroom detached house situated on a good sized corner plot to the south side of Melton Mowbray. Within close proximity to local amenities and both primary and high schools.

The accommodation on offer comprises; entrance hall, lounge, dining room, breakfast kitchen, conservatory and WC to the ground floor. Three bedrooms and a modern family shower room to the first floor. Outside the property benefits from generous off road parking, carport, garage, gardens and a large timber built greenhouse.

**ENTRANCE HALL** Glazed patio door into the entrance hall having stairs rising to the first floor, under stairs storage cupboard, radiator, carpet flooring and doors off to;

**LOUNGE** 10' 11" x 15' 10" (3.33m x 4.84m) Having a box bay window to the front aspect, radiator, feature fireplace with gas fire, carpet flooring and opening through to the dining room.

**DINING ROOM** 8' 6" x 14' 6" (2.61m x 4.44m) Having a single glazed window and door to the conservatory, radiator, ample room for a dining table and a door through to the kitchen.

**KITCHEN/BREAKFAST ROOM** 18' 10" x 8' 3" (5.76m x 2.53m) Generous sized breakfast kitchen fitted with wall, base and drawer units with work surfaces over, stainless steel sink and drainer unit, eye level double oven and grill, gas hob, extractor hood and dishwasher. Window to the rear aspect, built-in pantry, breakfast bar, central heating boiler, tiled walls and flooring and external door to the side.

**CONSERVATORY** 9' 6" x 14' 1" (2.90m x 4.30m) Brick and double glazed construction having a door to the greenhouse area, tiled flooring, wash hand basin, plumbing for a washing machine and door to the WC.

**WC** 4' 0" x 4' 7" (1.22m x 1.42m) Comprising of a low flush WC, radiator and tiled walls and flooring.

**LANDING** Taking the stairs to the first floor landing having a window to the side aspect, airing cupboard and doors off to;

**BEDROOM ONE** 12' 10" x 9' 9" (3.93m x 2.98m) Having a window to the front aspect, radiator and carpet flooring.

**BEDROOM TWO** 10' 9" x 9' 5" (3.29m x 2.89m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 7' 1" x 7' 5" (2.16m x 2.27m) Having a window to the front aspect, radiator and carpet flooring.

**SHOWER ROOM** 7' 4" x 5' 2" (2.24m x 1.60m) Refitted shower room comprising of a large walk-in shower, low flush WC, vanity unit wash hand basin and a heated towel rail. Obscure glazed window and tiled walls and flooring.

**FRONT ASPECT** Block paved driveway providing generous off road parking, carport leading to the garage, further hard standing to the other side of the property.

**GARDEN** Bordered with mature hedging having formal lawns with a variety of fruit trees including fig, greengage, plum tree and peach.

**GREENHOUSE** Large timber built greenhouse having a patio area so the covered area can be enjoyed all year around. Grape vines add a feel of Italy to the space along with other planted produce.

**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

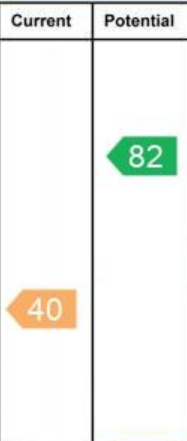


First Floor



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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(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.