



LONGFIELD ROAD, MELTON MOWBRAY

Asking Price Of £259,000

Three Bedrooms

Freehold



EXTENDED SEMI-DETACHED

CHAIN FREE

LOW MAINTENANCE GARDEN

LOCAL SCHOOLS NEARBY

DRIVEWAY AND GARAGE

DOWNSTAIRS WC

CLOSE TO MELTON COUNTRY PARK

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Offered with no upward chain, extended three bedroom semi-detached house in a tucked away, private position situated to the north side of Melton Mowbray. Within close proximity to the Melton Country Park and within walking distance of the John Ferneley college.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, kitchen diner and utility room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, garage and a low maintenance rear garden.

ENTRANCE HALL Part glazed door into the hallway having laminate wood flooring and doors to the lounge and cloakroom.

CLOAKROOM Comprising of a low flush WC and wash hand basin, obscure glazed window, radiator and laminate wood flooring.

LOUNGE 13' 11" x 12' 3" (4.25m x 3.75m) Having a window to the front aspect, radiator, TV point, laminate wood flooring, door to the staircase and door to the kitchen diner.

KITCHEN/DINER 20' 2" x 15' 1" (6.15m x 4.62m) Spacious open-plan kitchen diner having ample room for a large dining table and lounge seating. The kitchen is fitted with a modern range of wall, base and drawer units with work surfaces over, stainless steel one and a half bowl sink and drainer unit and tiled splash backs. Integrated appliances comprise of a double door fridge and freezer, dish washer, double oven and grill, gas hob and extractor hood. Window and French doors to the garden, two Velux windows, laminate wood flooring, TV point, two built-in storage cupboards, radiator and door to the utility room.

UTILITY ROOM 4' 4" x 9' 4" (1.33m x 2.87m) Having a base unit with a stainless steel sink and drainer unit, plumbing for a washing machine, window and external door to the garden and tiled flooring.

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

BEDROOM ONE 8' 10" x 12' 9" (2.7m x 3.89m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 7' 9" x 9' 11" (2.37m x 3.03m) Having a window to the rear aspect, radiator, fitted wardrobes and laminate wood flooring.

BATHROOM 5' 11" x 9' 3" (1.82m x 2.82m) Comprising of a panel bath with shower and glazed shower screen, low flush WC and a pedestal wash hand basin. Obscure glazed window, radiator, tiled walls and flooring.

BEDROOM THREE 7' 5" x 6' 8" (2.27m x 2.04m) Having a window to the rear aspect, radiator and laminate wood flooring.

FRONT ASPECT Tarmac driveway providing ample off road parking and leading to the integral garage. Gravel beds and mature laurel hedging to the side.

GARAGE 15' 11" x 8' 7" (4.86m x 2.62m) Having an up and over door, power and light connected, personnel door to the rear garden.

REAR GARDEN Having a good sized patio adjacent to the house, garden tap, dwarf wall with steps up the raised lawn with trees, wood panel fencing to the boundary.

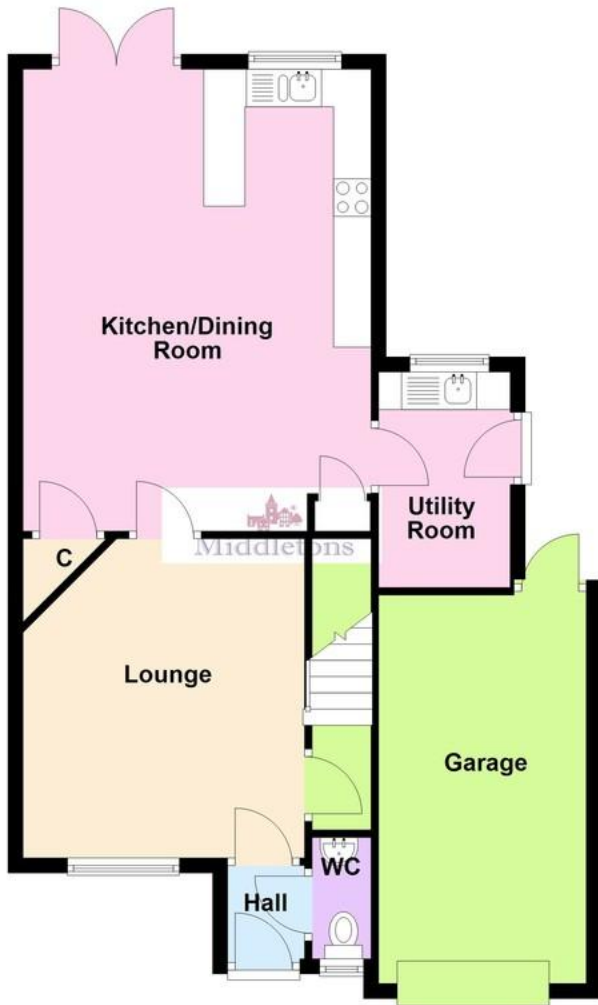
AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than







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		88
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

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