



## OTTER ROAD, MELTON MOWBRAY

Asking Price Of £294,000

Three Bedrooms

Freehold



DETACHED HOUSE

FIVE YEARS WARRANTY

ENSUITE TO THE MASTER

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

SOUTH WEST FACING GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

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Beautifully presented three bedroom detached family home situated on this highly sought after development to the south side of Melton Mowbray.

The accommodation on offer comprises; open front porch, entrance hallway, downstairs cloakroom, lounge, kitchen diner and separate utility room to the ground floor. Three bedrooms, one ensuite and a family bathroom to the first floor. Outside the property benefits from a front shrub garden, double tandem brick paved driveway, detached tandem garage and a private, enclosed south west facing rear garden.

**ENTRANCE HALL** Open fronted porch with a half glazed composite door into the entrance hall having stairs rising to first floor landing, radiator, carpet flooring and door into:

**CLOAKROOM** Comprising of a low flush WC with dual flush, pedestal wash hand basin with tiled splash backs, Karndean flooring, radiator and extractor fan.

**LOUNGE** 10' 2" x 18' 6" (3.1m x 5.65m) Nicely proportioned room having a window to the front aspect, radiator, french doors to the rear garden and carpet flooring.

**KITCHEN/DINER** 9' 5" x 17' 9" (2.88m x 5.42m) Fitted with a modern range of wall, base and drawer units with work surfaces over, stainless steel one and a half sink and drainer unit with swan mixer tap. Integrated appliances to include; fan assisted oven, four ring gas hob with extractor hood over, fridge/freezer and dishwasher. Dual aspect windows, Karndean flooring, inset spotlights and radiator.

**UTILITY ROOM** 6' 9" x 8' 2" (2.07m x 2.49m) Fitted with a base unit with work surface over, stainless steel sink and drainer unit with mixer taps, space and plumbing for washing machine, space for a fridge freezer, wall mounted cupboard housing the Valiant gas fired boiler, composite half glazed back door to the rear garden, radiator and Karndean flooring,

**LANDING** Taking the stairs from the entrance hall to the first floor landing having a window to the rear aspect, radiator, storage cupboard with built-in shelving and access to the loft space.

**MASTER BEDROOM** 10' 3" x 17' 8" (3.13m x 5.4m) Having a window to the front aspect, radiator, carpet flooring and a door to the ensuite.

**ENSUITE** 5' 8" x 6' 4" (1.75m x 1.94m) Comprising of a corner shower cubicle, pedestal wash hand basin with mixer tap, low flush WC with dual flush, heated towel rail and an electric shaver point. Obscure glazed window, Karndean flooring, wall mounted cabinet, inset spotlights and extractor fan.

**BEDROOM TWO** 9' 5" x 10' 5" (2.88m x 3.18m) Having a double glazed window to the front aspect, radiator and carpet flooring.

**BEDROOM THREE** 9' 4" x 6' 11" (2.87m x 2.12m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**BATHROOM** 5' 6" x 6' 2" (1.69m x 1.89m) Comprising of a paneled bath with shower riser over and glazed shower screen, pedestal wash hand basin with mixer tap, low flush WC with dual flush and a heated towel rail. Obscure glazed window, inset spotlights, extractor fan and Karndean flooring.

**OUTSIDE TO THE FRONT** Shrub gardens with a pathway and storm porch leading to the front door, block paved tandem driveway providing ample off road parking leading to the garage, gate to the rear garden.

**TANDEM GARAGE** 20' 4" x 10' 9" (6.22m x 3.28m) Tandem detached garage having an up and over door, light and power connected and outdoor lighting.

**REAR GARDEN** Having a paved patio area adjacent to the house, garden tap, outside light, formal lawn with wood panel fencing securing 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.

**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>		94
(81-91) <b>B</b>	83	
(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.