



## MEADOW WAY, MELTON MOWBRAY

Asking Price Of £230,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

CONSERVATORY

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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An excellent opportunity for first-time buyers: a three-bedroom semi-detached house located on the south side of Melton Mowbray, conveniently close to local schools and amenities.

The accommodation on offer comprises of; porch, lounge, open-plan kitchen diner and conservatory to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, garage and a large rear garden.

**PORCH** UPVC door into the porch having obscure glazed windows , tiled flooring and door to the lounge.

**LOUNGE** 16' 7" x 13' 8" (5.08m x 4.18m) Having a large window to the front allowing plenty of natural light to floor the room, two radiators, TV point and vinyl flooring. Wood door to the staircase and glazed french doors to the kitchen diner.

**KITCHEN/DINER** 17' 4" x 11' 5" (5.29m x 3.48m) The dining area, featuring patio doors that open into the conservatory, creates an ideal space for entertaining. The kitchen is fitted with Howdens range of wall, base and drawer units with work surfaces over, under cabinet lighting, composite sink and drainer unit, tiled splash backs, space for a range style cooker and plumbing for a washing machine. Integrated appliances comprise a Lamona dishwasher and fridge freezer. Window to the side aspect, character beam to the ceiling, radiator and vinyl flooring.

**CONSERVATORY** 15' 1" x 8' 5" (4.6m x 2.59m) Making the most of the garden this conservatory serves as a great addition to enjoy all year around. Having french doors plus a single door to the garden and tiled flooring.

**LANDING** Taking the stairs from the lounge to the first floor having a window to the side aspect and wood doors off to;

**BEDROOM ONE** 13' 0" x 9' 3" (3.98m x 2.83m) Having a window to the front, built-in wardrobes, radiator and carpet flooring.

**BEDROOM TWO** 10' 7" x 9' 11" (3.25m x 3.04m) Having a window to the rear, built-in cupboard, radiator and carpet flooring.

**BEDROOM THREE** 6' 5" x 9' 10" (1.97m x 3.02m) Having a window to the front, over stairs storage cupboard, radiator and carpet flooring.

**BATHROOM** Comprising of a 'P' shaped panel bath with shower over and glazed shower screen, pedestal wash hand basin, heated towel rail and a low flush WC. Obscure glazed window, tiled walls, LED lighting and tiled flooring.

**FRONT ASPECT** Designed for low maintenance the front garden has been laid to gravel with decorative rock features. Tarmac driveway providing off road parking leading to the garage.

**GARAGE** 18' 2" x 8' 2" (5.56m x 2.5m) Having a manual up and over door, power and lighting. Personnel door and window to the rear.

**REAR GARDEN** The garden faces east and features a generous paved patio area next to the house, complete with a garden tap. Steps lead up to the formal lawn, which is framed by established shrub borders. Further hard landscaping and a garden shed is situated at the garden's upper end.

**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.











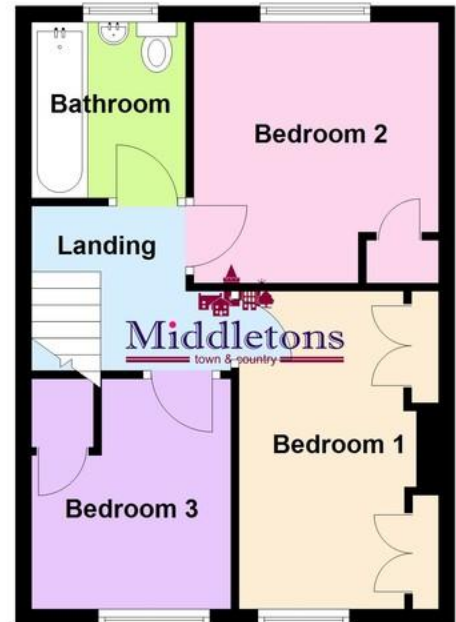




## Ground Floor



## First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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**THE PROPERTY OMBUDSMAN**  
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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.