



## GRANGE CLOSE, MELTON MOWBRAY

Asking Price Of £310,000

Three Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

ENSUITE SHOWER ROOM

GOOD COMMUTER LINKS

NEW BUILD WARRANTY

GARAGE AND DRIVEWAY

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

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Beautifully presented, contemporary three-bedroom detached home with countryside views, situated on the Hilltop Park development off Nottingham Road. Built by Davidsons homes in 2020 and still under NHBC warranty.

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



**ENTRANCE HALL** Composite door into the entrance hall having stairs rising to the first floor, under stairs storage cupboard, radiator with cover and Amtico flooring.

**CLOAKROOM** 6' 6" x 6' 0" (1.99m x 1.84m) Comprising of a low flush WC, wall mounted wash hand basin, radiator, extractor fan and Amtico flooring.

**LOUNGE** 10' 8" x 16' 11" (3.26m x 5.18m) Featuring a bay window to the front aspect with views of the open countryside, two radiators with covers, TV point and carpet flooring.

**KITCHEN/DINER** 18' 2" x 15' 8" (5.56m x 4.80m) Featuring a glass wall bay with french doors opening onto the patio area making a great space to entertain. Fitted with a modern and sleek range of wall, base and drawer units with return work surfaces over, one and a half bowl stainless steel sink and drainer unit, space and plumbing for a washing machine. Integrated appliances include a Zanussi fridge freezer, Zanussi dishwasher, AEG eye level double oven, AEG gas hob with extractor hood over. Built-in storage cupboard, radiator and Amtico flooring.

**LANDING** Taking the stairs to the first floor landing having a window to the side mid-way, airing cupboard, loft hatch, carpet flooring and doors off to;

**BEDROOM ONE** 10' 2" x 9' 1" (3.11m x 2.79m) Having views across the countryside to the front, radiator with cover, bespoke fitted wardrobe, carpet flooring and door to the ensuite shower room.

**ENSUITE** 6' 3" x 9' 11" (1.91m x 3.04m) Comprising of a shower cubicle, pedestal wash hand basin, back lit mirror, close coupled WC and a heated towel rail. Obscure glazed window, extractor fan, LED lighting, part tiled walls and tiled flooring.

**BEDROOM TWO** 9' 0" x 11' 10" (2.75m x 3.63m) Having a window to the rear, radiator and carpet flooring.

**BEDROOM THREE** 9' 0" x 8' 8" (2.75m x 2.66m) Having a window to the rear, built in cupboard with rail and shelf, radiator and carpet flooring.

**BATHROOM** 6' 2" x 7' 9" (1.88m x 2.38m) Comprising of a panel bath with an overhead shower and a glazed shower screen, close coupled WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, tiled splash areas, radiator, extractor fan and tiled flooring.

**FRONT ASPECT** Paving to the front door with shrub beds either side, tarmac driveway leading to the garage and gated access to the rear garden.

**GARAGE** 8' 9" x 17' 0" (2.68m x 5.2m) Having an up and over manual door, power and lighting,

**REAR GARDEN** Designed for low maintenance having a paved patio area adjacent to the house with garden tap, Astroturf lawn with shrub border, wood panel fencing to the boundary.

**SERVICE CHARGE** There is a service charge to maintain the communal areas of around £95 every 6 months. This information was obtained from the seller.

**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.

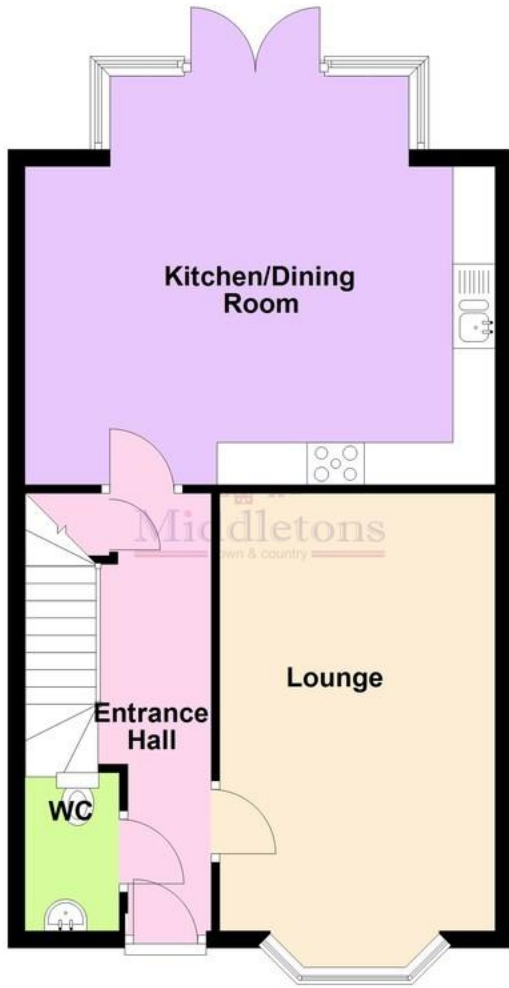
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## Ground Floor



## First Floor



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

Score	Energy rating	Current	Potential
92+	<b>A</b>		95 <b>A</b>
81-91	<b>B</b>	84 <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>		

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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.