



ALDERMAN ROAD, MELTON MOWBRAY

Asking Price Of £300,000

Four Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

ENSUITE SHOWER ROOM

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

LOW MAINTENANCE GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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A modern semi-detached house with spacious accommodation arranged over three floors. Built by Bellway Homes two years ago and still within warranty. Situated on the south side of Melton Mowbray, in close proximity to local schools and offering excellent commuter links to Leicester, Newark, and Nottingham.

The accommodation on offer comprises; entrance hall, cloakroom, dining room, lounge and kitchen to the ground floor.



ENTRANCE HALL Having stairs rising to the first floor, under stairs storage cupboard, radiator, tiled flooring and door to the cloakroom.

CLOAKROOM 3' 2" x 5' 4" (0.97m x 1.63m) Comprising of a low flush WC and wash hand basin, obscure glazed window, radiator and tiled flooring.

DINING ROOM/STUDY 8' 2" x 9' 0" (2.5m x 2.76m) Currently used as a bedroom, having a window to the front aspect, radiator, point and upgraded carpet flooring.

LOUNGE 15' 1" x 12' 3" (4.62m x 3.75m) Having windows and french doors with fitted blinds to the rear garden allowing plenty of natural light, radiator, TV aerial point, USB sockets and tiled flooring continuing through to the kitchen.

KITCHEN 8' 2" x 9' 0" (2.5m x 2.76m) Fitted with a good range of contemporary wall, base and drawer units topped with return work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated appliances comprise of a Zanussi dishwasher, Bosch washing machine, Zanussi fridge freezer, eye level Zanussi oven and microwave and a Zanussi gas hob with extractor hood over. Window to the side aspect, cupboard housing the central heating boiler, LED lighting and tiled flooring.

LANDING Taking the stairs to the first landing with doors off to bedrooms 1 and 3 and the family bathroom. Further staircase to the second floor landing. Large airing cupboard, radiator and upgraded carpet flooring.

BEDROOM ONE 15' 1" x 10' 11" (4.62m x 3.35m) Having two windows to the rear aspect, radiator, TV aerial point, USB sockets, upgraded carpet flooring and door to the ensuite.

ENSUITE 4' 7" x 7' 0" (1.4m x 2.14m) Comprising of a double shower cubicle, wall mounted wash hand basin, close coupled WC and extractor fan. Part tiled walls, radiator and vinyl flooring.

BEDROOM THREE 7' 8" x 12' 0" (2.36m x 3.66m) Having a window to the front aspect, radiator and upgraded carpet flooring.

BATHROOM 5' 6" x 7' 2" (1.68m x 2.2m) Comprising of a panel bath with shower over and glazed shower screen, wall mounted wash hand basin, heated towel rail, extractor fan and a close coupled WC. Obscure glazed window, part tiled walls and vinyl flooring.

LANDING TWO Having doors off to;

BEDROOM TWO 11' 7" x 12' 7" (3.54m x 3.84m) Having a dormer window to the front aspect, radiator and upgraded carpet flooring.

BEDROOM FOUR 7' 2" x 11' 1" (2.2m x 3.38m) Having a Velux window to the rear aspect, radiator, USB sockets and upgraded carpet flooring.

SHOWER ROOM 7' 4" x 7' 7" (2.26m x 2.32m) Comprising of a double shower cubicle, wall mounted wash hand basin, close coupled WC and extractor fan. Velux window, part tiled walls, radiator and vinyl flooring.

FRONT ASPECT Having a tarmac drive to the side providing ample off road parking, landscaped lawn and gravel beds, pathway and courtesy lighting to the front door.

GARAGE 10' 2" x 19' 11" (3.11m x 6.08m) Having an up and over door, courtesy light, power and light connected.

REAR GARDEN Landscaped for low maintenance, having a paved patio and gravel beds adjacent to the house, artificial lawn, raised Indian stone seating area and wood panel fencing to the boundary with gated access to the drive.

MANAGEMENT CHARGE Once the development has been completed there will be a management charge of £97pa.

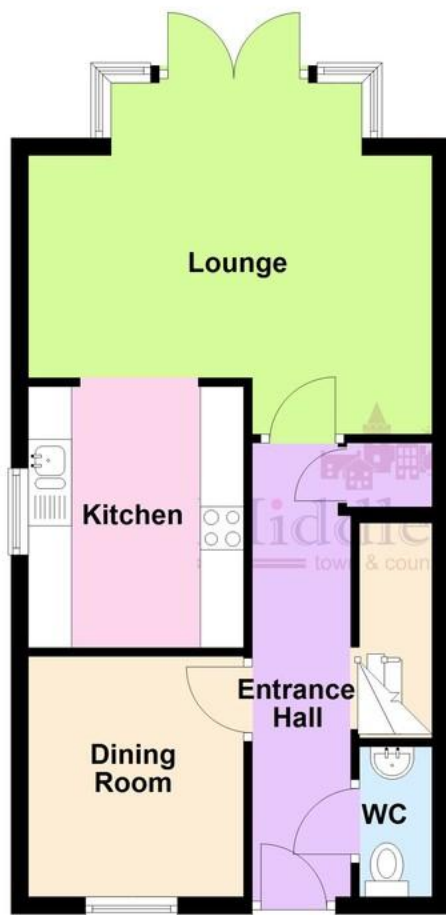
AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.



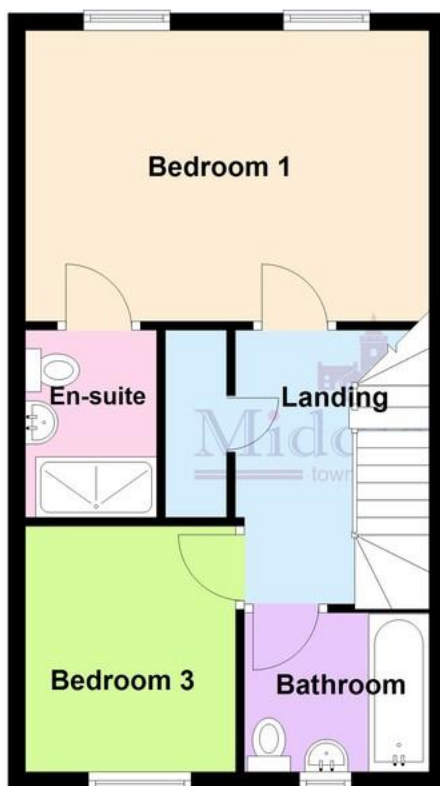




Ground Floor



First Floor



Second 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
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 are 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.