



WYNDHAM AVENUE, MELTON MOWBRAY

Offers Over £320,000

Four Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

OPEN-PLAN LIVING KITCHEN

LOCAL AMENITIES NEARBY

OFF ROAD PARKING

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com





Offered with no onward chain, four bedroom house built circa 1910 and retaining many period features throughout. Situated on the south side of Melton Mowbray, conveniently close to local schools and amenities with good commuter links to Oakham, Stamford and Peterborough.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, sitting room and kitchen diner to the ground floor. Four bedrooms and a family bathroom to the first floor. Outside the property benefits from two off road parking spaces to the rear and a good sized, east facing rear garden.



ENTRANCE HALL Having the original stained glass door and surround into the entrance hall, original period tiled flooring, stairs rising to the first floor, under stair storage cupboard, alarm panel, oak doors off to;

CLOAKROOM 2' 5" x 6' 11" (.76m x 2.12m) Comprising of a low flush WC and wash hand basin, quarry tiled floor and built-in cupboard.

LOUNGE 15' 0" x 12' 0" (4.58m x 3.66m) Having a walk-in bay window to the front aspect, radiator, feature cast iron fireplace with a tiled hearth, picture rails and carpet flooring.

SITTING/DINING ROOM 19' 4" x 11' 9" (5.9m x 3.59m) Open-plan to the kitchen makes this a great family space to enjoy as a sitting room and dining room. Having an exposed brick chimney breast housing a Charnwood log burner and engineered oak flooring throughout.

KITCHEN/BREAKFAST ROOM 9' 5" x 23' 5" (2.88m x 7.14m) Bespoke fitted kitchen having a modern range of wall, base and drawer units topped with wood work surfaces, ceramic one and a half bowl sink and drainer with a flexi spray mixer tap, space and plumbing for a washing machine. Integrated dishwasher, microwave, wine chiller, Belling double oven, Neff induction hob with extractor hood over.

LANDING Having access to the loft space which has lighting, built-in airing cupboard, carpet flooring and original wood doors off to;

BEDROOM ONE 15' 8" x 11' 3" (4.78m x 3.43m) Having a walk-in bay sash window to front aspect with fitted blinds, radiator, picture rail and carpet flooring.

BEDROOM TWO 9' 0" x 10' 0" (2.75m x 3.06m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM THREE 9' 11" x 9' 0" (3.04m x 2.76m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM FOUR 6' 11" x 7' 10" (2.12m x 2.41m) Having a window to the front aspect with fitted blinds, radiator and carpet flooring.

BATHROOM 6' 11" x 4' 10" (2.11m x 1.49m) Comprising of a panel bath with shower over and glazed shower screen, vanity unit wash hand basin and a low flush WC. Obscure glazed window, heated towel rail, part tiled walls and vinyl flooring.

FRONT ASPECT Having wrought iron fencing with gated access to the period tiled pathway to the front door with slate bed to the side. Shared driveway access to the side leading to the off road parking at the rear.

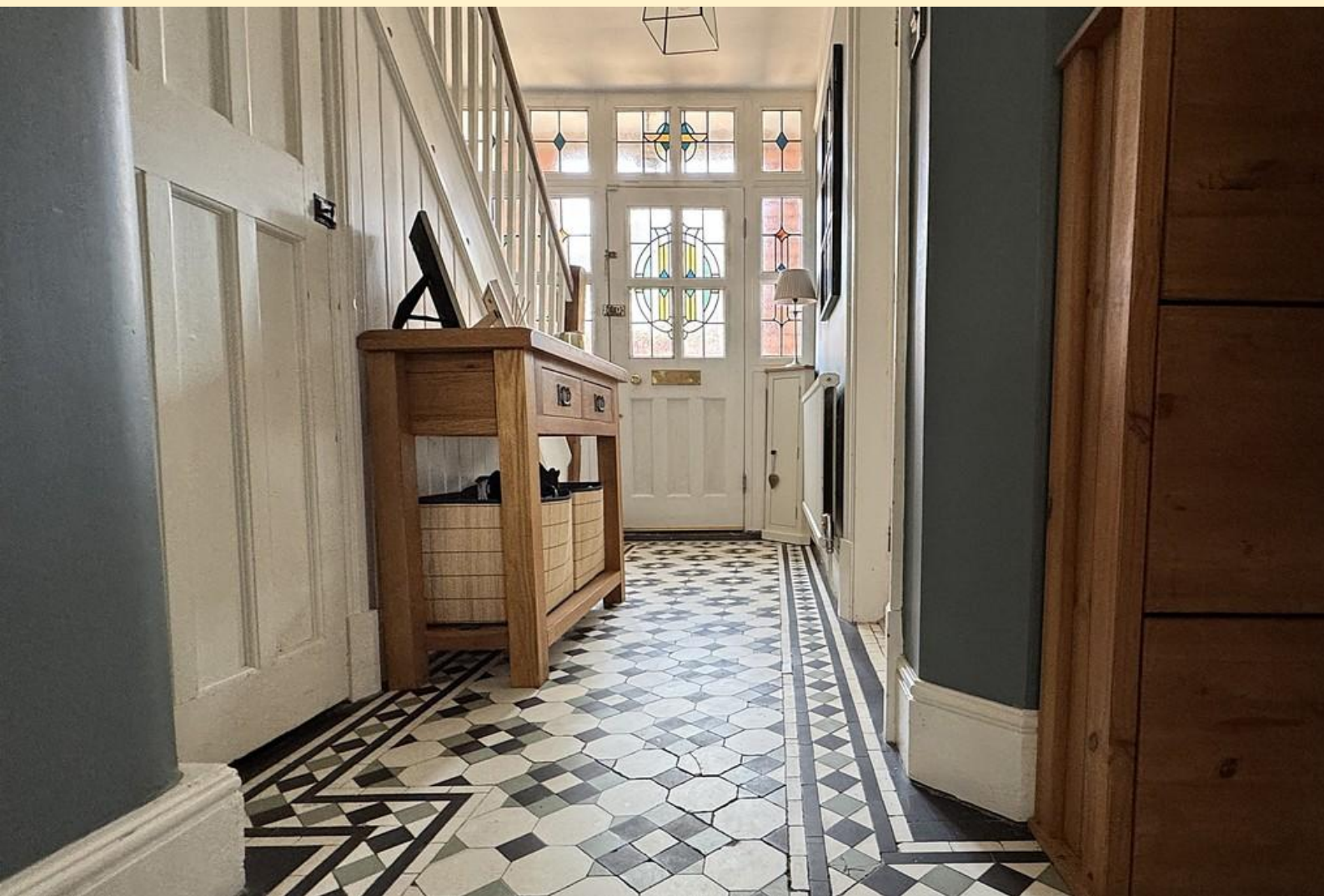
OFF ROAD PARKING Having space for two vehicles to the rear of the garden.

REAR GARDEN Having a decked seating area and a paved patio adjacent to the house, outside tap and courtesy lighting, formal lawn and wood panel fencing to the boundary.

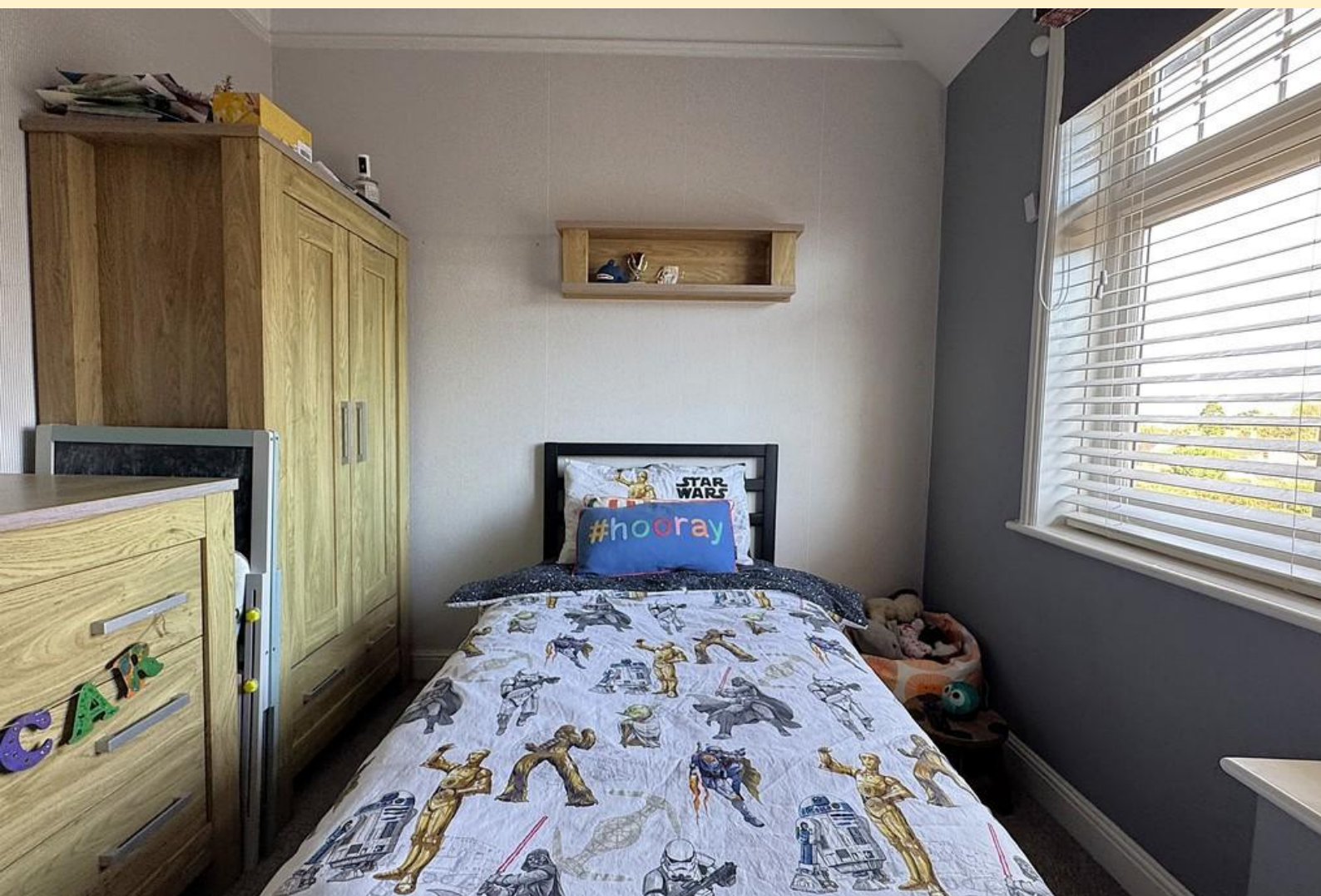
AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor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

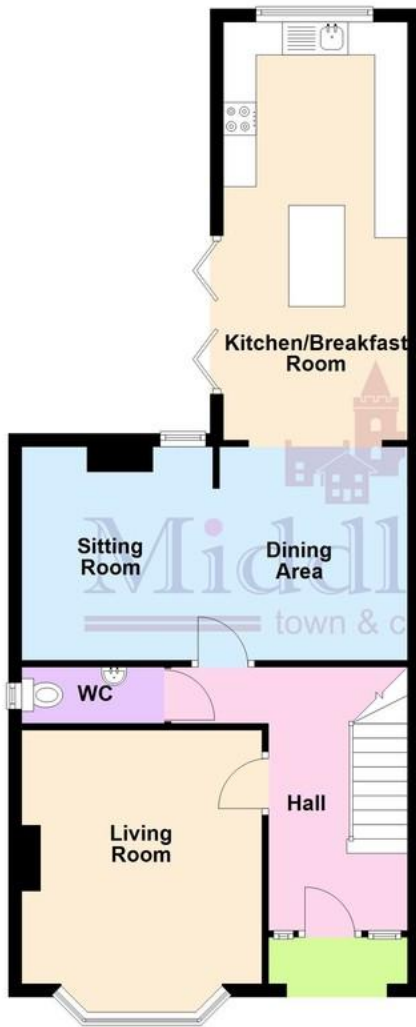
Third Party Referral Arrangements Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit middletons.uk.com/Referral-Fees







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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

01664 566258

www.middletons.uk.com

info@middletons.uk.com

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 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.