



ABINGDON ROAD, MELTON MOWBRAY

Asking Price Of £299,950

Three Bedrooms

Freehold



EXTENDED SEMI-DETACHED HOUSE

DOWNSTAIRS WC

CONSERVATORY

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

LOW MAINTENANCE GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND

01664 566258

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Extended, spacious semi-detached family home situated to the North of Melton Mowbray on a popular residential area. Within walking distance of local schools and amenities and ideally situated for commuting to Nottingham, Newark and Leicester.

The well appointed accommodation on offer comprises; porch, entrance hall, cloakroom, lounge, dining room, conservatory and a spacious breakfast kitchen to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage with plumbing for a washing machine and a low maintenance rear garden.



PORCH Part glazed door into the porch with a window to the side, further door to the entrance hallway.

ENTRANCE HALL Part glazed door into the entrance hall with a window to the side, stairs rising to the first floor landing, under stairs storage cupboard, radiator, fitted corner cupboard, laminate wood flooring and doors off to;

CLOAKROOM 5' 5" x 2' 9" (1.66m x 0.85m) Comprising of a low flush WC, wall mounted wash hand basin with tiled splash back, heated towel rail, obscure glazed window, extractor fan and vinyl flooring.

LOUNGE 10' 11" x 16' 6" (3.35m x 5.05m) Having a bay window with fitted blinds to the front aspect, radiator, TV aerial point, LED lighting, carpet flooring and part glazed french doors to the dining room.

DINING ROOM 8' 8" x 9' 10" (2.65m x 3m) Having french doors to the conservatory, vertical radiator and laminate wood flooring.

CONSERVATORY 7' 10" x 9' 4" (2.39m x 2.86m) Having french doors to the decked seating area, fitted blinds, vertical radiator, ceiling fan, electric sockets and carpet flooring.

KITCHEN/BREAKFAST ROOM 18' 7" x 10' 7" (5.68m x 3.25m reducing to 2.22m) Fitted with a generous range of wall, base and drawer units topped with work surfaces, breakfast bar with circular sink and mixer tap, stainless steel one and a half bowl sink and drainer with mixer tap over, space and plumbing for both a dish washer and washing machine. Smeg double oven range cooker and gas hob with extractor hood over. Two windows and an external door to the rear garden, vertical radiator, ample room for a fridge freezer, laminate wood flooring and door to the WC.

LANDING Taking the stairs to the first floor landing having a hatch with pull down ladder to the boarded loft space with lighting. Wood doors off to;

BEDROOM ONE 12' 1" x 11' 5" (3.69m x 3.48m) Having a window to the rear aspect, radiator, fitted wardrobes and carpet flooring.

BEDROOM TWO 9' 11" x 12' 0" (3.03m x 3.68m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 7' 0" x 8' 0" (2.14m x 2.45m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 7' 1" x 5' 10" (2.18m x 1.78m) Comprising of a 'P' shaped panel bath with shower attachment and a fixed waterfall shower head over with glazed shower screen, vanity unit wash hand basin and a low flush WC. Obscure glazed window, heated towel rail, extractor fan and tiled walls and flooring.

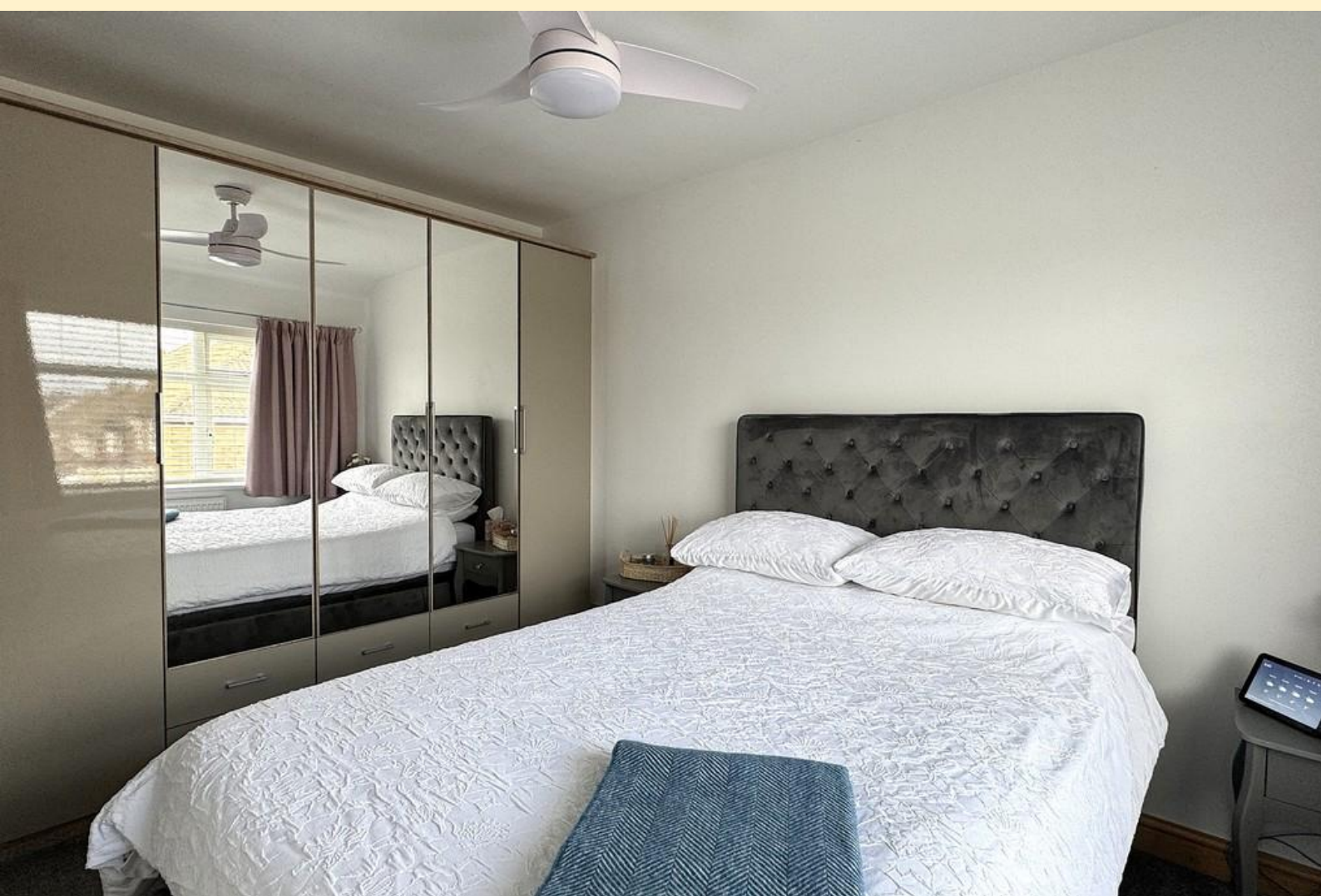
FRONT ASPECT Having a generous tarmac drive proving plenty of off road parking, wall to the front boundary, electrical sockets, courtesy lighting and a gate to the rear garden.

GARAGE 16' 9" x 9' 0" (5.12m x 2.75m) Having an up and over door, power and light connected. Utility area fitted with wall and base units topped with work surfaces and a stainless steel sink and drainer with mixer tap over. Space and plumbing for a washing machine. Wall mounted new Valiant central heating boiler.

REAR GARDEN Having a raised decked seating area adjacent to the house with a wooden pergola, courtesy lighting, electric sockets and garden tap. Steps down to an artificial lawn with courtesy lighting and 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.

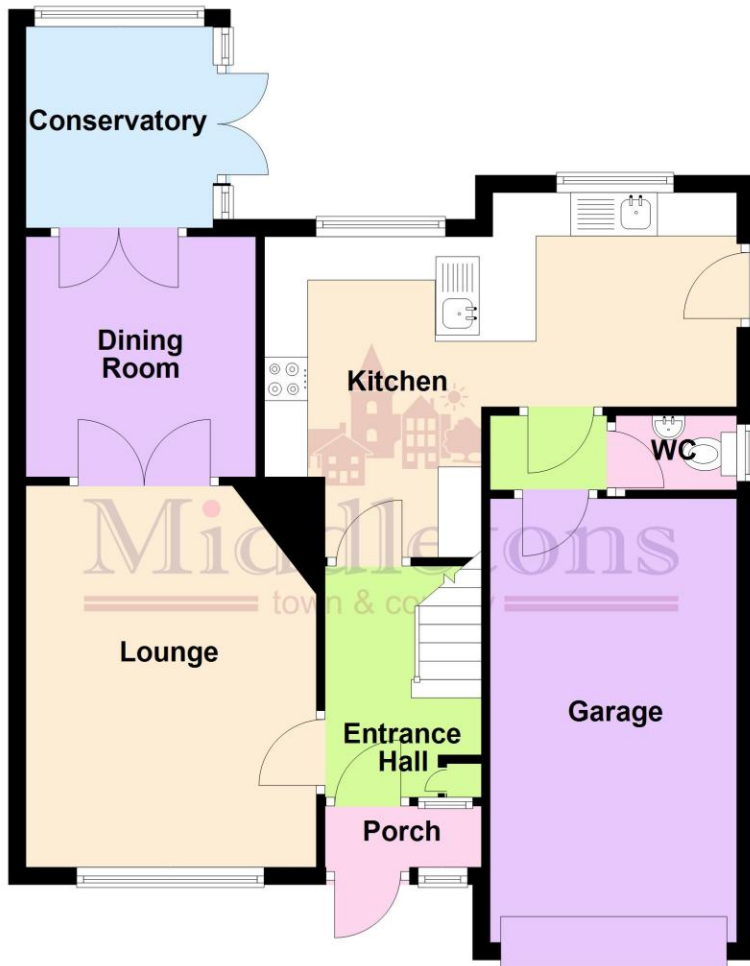
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



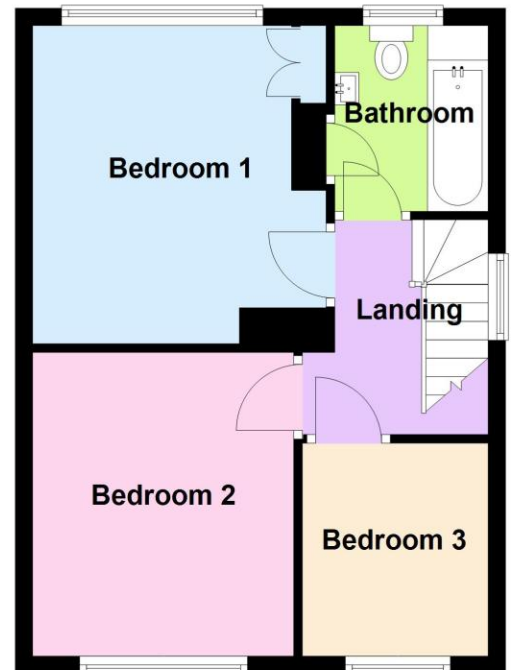




Ground Floor



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	84

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 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.