



CLARK DRIVE, MELTON MOWBRAY

Asking Price Of £295,000

Three Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

CHAIN FREE

MELTON COUNTRY PARK NEARBY

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Offered with no upward chain, three bedroom detached house occupying a private tucked away position on a popular estate to the north side of Melton Mowbray. Within close proximity to the Melton Country Park and within walking distance of the John Ferneley college and local amenities.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room and 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 and a good sized rear garden.



ENTRANCE HALL Part glazed door into the entrance hall having stairs rising to the first floor, under stairs storage cupboard, radiator, oak flooring and doors off to the cloakroom and lounge.

CLOAKROOM 5' 9" x 2' 9" (1.76m x 0.84m) Comprising of a low flush WC, vanity unit wash hand basin, tiled splash backs and a heated towel rail.

LOUNGE 14' 10" x 10' 5" (4.54m x 3.18m) Having a window to the front aspect, radiator, feature fireplace with a real flame gas fireplace, oak flooring and an archway through to the dining room.

DINING ROOM 8' 1" x 10' 2" (2.48m x 3.10m) Having patio doors leading out to the rear garden making a great space to entertain, radiator, oak flooring and door to the kitchen.

KITCHEN 9' 5" x 8' 0" (2.89m x 2.45m) Fitted with a range of wall, base and drawer base units topped with work surfaces, tiled splash backs, one and half sink drainer unit, space and plumbing for a washing machine. Integrated oven and a gas hob with extractor hood, integrated dishwasher. Window and external door to the rear garden, space for a fridge and freezer and vinyl flooring.

LANDING Having a window to the side aspect, airing cupboard with a radiator, loft hatch providing access to a part boarded loft and doors off to;

BEDROOM ONE 12' 11" x 8' 8" (3.96m x 2.65m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 9' 7" x 11' 8" (2.93m x 3.57m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM THREE 7' 8" x 8' 3" (2.36m x 2.54m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM Comprising of a 'P' shaped paneled bath with a shower over and a glazed shower screen, low flush WC, vanity unit wash hand basin and a heated towel rail. Obscure glazed window, fully tiled walls, tiled floor..

FRONT ASPECT Having a formal lawn with a mature tree, Tarmac driveway providing ample off road parking, courtesy lighting and gated side access to the rear garden.

GARAGE 7' 6" x 17' 8" (2.29m x 5.40m) Having an up and over door with light and power connected.

REAR GARDEN Generous south facing garden having a paved patio area adjacent to the house, courtesy lighting and outside tap, formal lawn with mature conifers and wood panel fencing to the boundary with gated access to the front.

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.



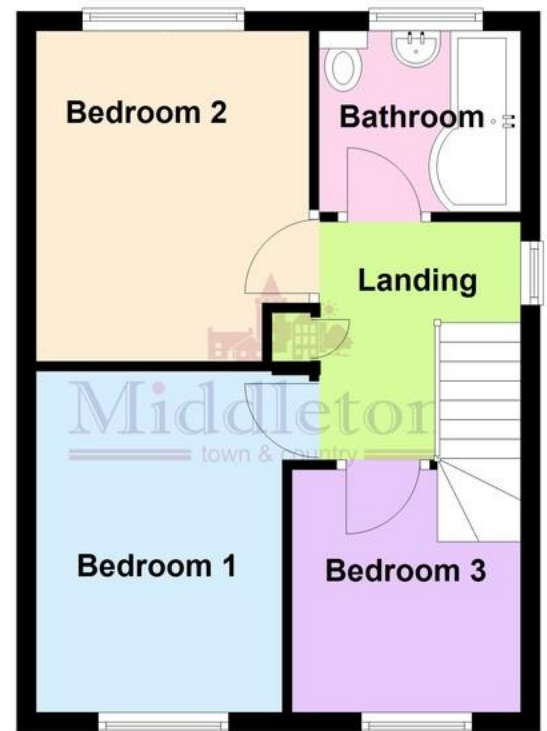




Ground Floor



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		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.