



## DELAMARE ROAD, MELTON MOWBRAY

Asking Price Of £259,950

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

THREE BEDROOMS

MELTON COUNTRY PARK NEARBY

GARAGE AND DRIVEWAY

SOUTH FACING GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Modern three bedroom semi-detached house is situated to the north side of Melton Mowbray. Within close proximity to the Melton Country Park and within walking distance of the John Ferneley college makes this a great family home.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room and kitchen to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, garage and a south facing rear garden.

**HALLWAY** Part glazed door into the hall having wooden doors to the cloakroom and the lounge.

**CLOAKROOM** 5' 1" x 2' 8" (1.57m x 0.83m) Comprising of a low flush WC, corner wash hand basin and a heated towel rail. Obscure glazed window and tiled flooring.

**LOUNGE** 15' 5" x 13' 8" (4.72m x 4.18m) Nicely proportioned lounge having a window with fitted blind to the front aspect, radiator, stairs rising to the first floor, TV aerial point, wall mounted electric fire and laminate wood flooring continuing through to the dining area.

**DINING AREA** 7' 8" x 10' 2" (2.34m x 3.12m) Having a window to the rear aspect, radiator and LED lighting.

**KITCHEN** 7' 5" x 10' 7" (2.27m x 3.23m) Fitted with a modern range of high gloss wall, base and drawer units topped with work surfaces, tiled splash backs, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine. Integrated appliances include a dishwasher, electric oven and a gas hob with an extractor hood over. Window and external door to the garden, under stairs pantry cupboard, space for a freestanding fridge freezer, radiator, LED lighting and tiled flooring with under floor heating.

**LANDING** Taking the stairs from the lounge to the first floor landing having a window with fitted blind to the side aspect, carpet flooring and wood doors off to;

**BEDROOM ONE** 8' 10" x 12' 7" (2.7m x 3.85m) Having a window to the front aspect, radiator, TV aerial point and carpet flooring.

**BEDROOM TWO** 8' 10" x 12' 6" (2.71m x 3.83m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 6' 6" x 7' 5" (2.0m x 2.28m) Having a window to the front aspect, radiator and carpet flooring.

**BATHROOM** 6' 1" x 9' 3" (1.87m x 2.82m) Comprising of a panel bath with shower and glazed shower screen, low flush WC, vanity unit wash hand basin, light up mirror with charging port for an electric tooth brush or razor and a heated towel rail. Obscure glazed window with fitted blind, LED lighting and tiled flooring.

**FRONT ASPECT** Having a block paved drive providing ample off road parking and leading to the garage, formal lawn to the side with a mature shrub and a raised planter under the lounge window. Side gate giving access to the rear garden.

**GARAGE** 8' 6" x 17' 1" (2.6m x 5.23m) Having an up and over door, power and light connected.

**REAR GARDEN** South facing garden having a paved patio area with gravel beds adjacent to the house, outside tap, formal lawn bordered with bricks and gravel beds planted with mature tree and shrubs. Wood panel fencing secures 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.







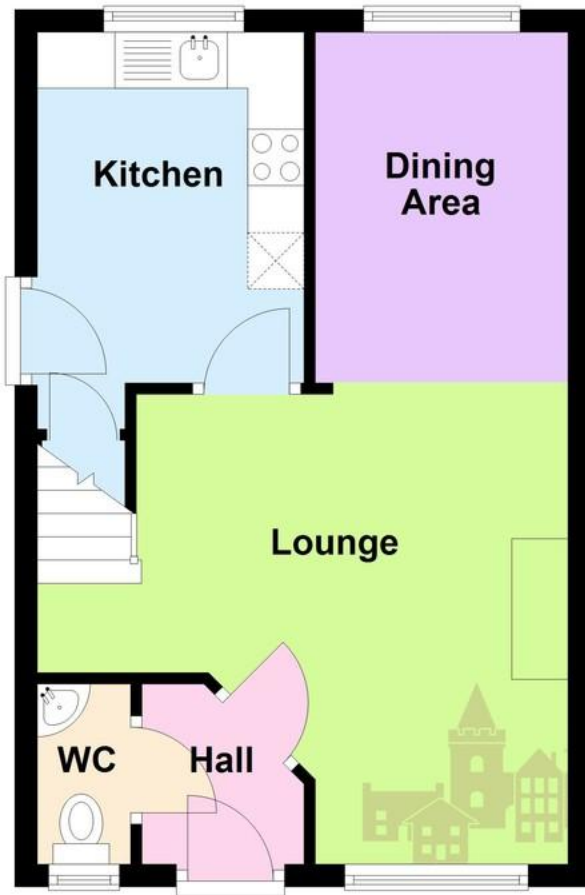




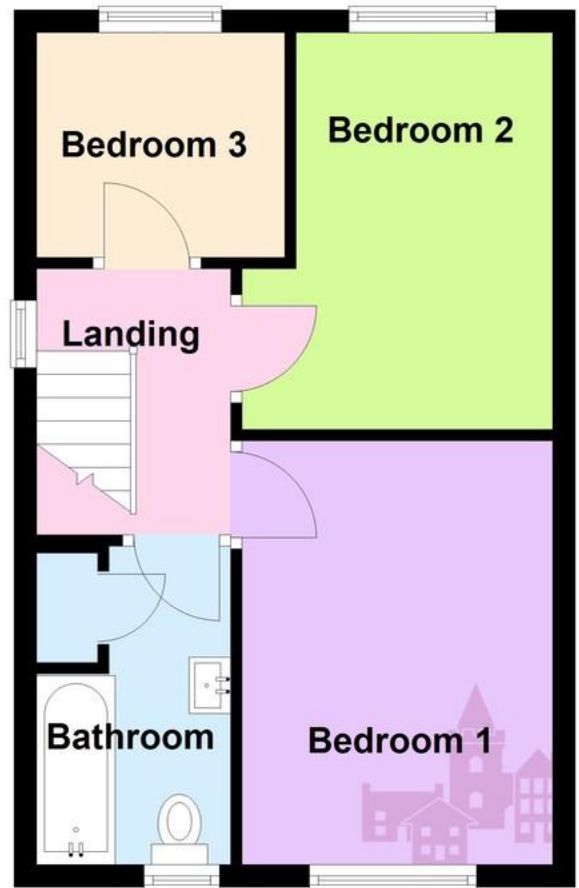




## Ground Floor



## First Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		