



## **DOROTHY AVENUE, MELTON MOWBRAY**

**Asking Price Of £239,950**

**Three Bedrooms**

**Freehold**



**SEMI-DETACHED HOUSE**

**GREAT FIRST TIME BUY**

**CONSERVATORY**

**LOCAL AMENITIES NEARBY**

**OFF ROAD PARKING**

**GOOD SIZED REAR GARDEN**

**CLOSE TO LOCAL SCHOOLS**

**WEST SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

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Beautifully presented semi-detached house situated to the west side of Melton Mowbray within walking distance of a local schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, lounge, kitchen diner, conservatory and a family bathroom to the ground floor. Three good sized bedrooms to the first floor. Outside the property benefits from ample off road parking and a generous, east facing rear garden.



**ENTRANCE HALL** Having stairs rising to the first floor, under stairs storage cupboard, radiator, wood flooring and doors to;

**LOUNGE** 14' 6" x 10' 9" (4.44m x 3.29m) Having a bay window to the front aspect, radiator, feature fireplace with gas fire and wood flooring.

**KITCHEN/DINER** 10' 7" x 10' 11" (3.25m x 3.35m) Fitted with a good range of modern wall, base and drawer units topped with work surfaces, stainless steel sink and drainer, space and plumbing for a dishwasher, space for an under counter fridge, integrated electric oven and gas hob with extractor over. Window and external door to the conservatory, ample room for a dining table, radiator and wood flooring.

**CONSERVATORY** 14' 10" x 9' 10" (4.54m x 3.02m) Having french doors to the garden, base unit with space and plumbing for a washing machine and tiled flooring.

**BATHROOM** 8' 3" x 5' 6" (2.52m x 1.68m) Comprising of a corner bath with shower over and folding shower screen, low flush WC and a pedestal wash hand basin. Obscure glazed window, tiled walls, extractor fan, radiator and vinyl flooring.

**LANDING** Taking the stairs to the first floor landing having doors off to;

**BEDROOM ONE** 10' 11" x 14' 6" (3.33m x 4.42m) Having two windows to the front aspect, radiator, in-built storage cupboard and carpet flooring.

**BEDROOM TWO** 11' 0" x 9' 0" (3.37m x 2.75m) Having a window to the rear aspect, radiator and wood flooring.

**BEDROOM THREE** 7' 5" x 7' 9" (2.28m x 2.37m) Having a window to the front aspect, radiator and wood flooring.

**FRONT ASPECT** Having a graveled drive with block paved border to the front of the property providing ample off road parking and a paved pathway leading to the side gate giving access to the rear garden.

**REAR GARDEN** A generous east facing garden, having a decked seating area adjacent to the house, formal lawn with shrub borders, a further decked seating area at the top of the garden with a rose garden and beyond the fence is an allotment area with a garden shed.

**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+	<b>A</b>		
81-91	<b>B</b>		<b>84 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>62 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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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.