

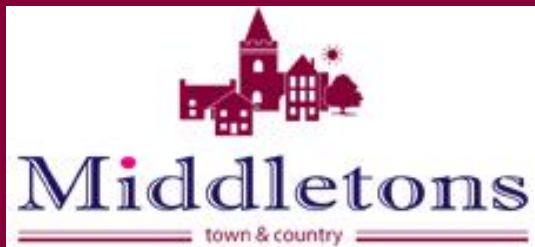


**SHERWOOD DRIVE, MELTON MOWBRAY**

**Asking Price Of £210,000**

**Three Bedrooms**

**Freehold**



**SEMI-DETACHED HOUSE**

**SPACIOUS ROOMS**

**INVESTMENT OPPORTUNITY**

**LOCAL AMENITIES NEARBY**

**CHAIN FREE**

**GOOD SIZED REAR GARDEN**

**CLOSE TO LOCAL SCHOOLS**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**









Offered with no upward chain this three bedroom semi-detached house situated to the west side of Melton Mowbray within close proximity to local schools and the town centre.

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



**ENTRANCE HALL** Having stairs rising to the first floor, under stairs utility area, tiled floor, radiator and doors off to;

**LOUNGE** 12' 3" x 13' 3" (3.75m x 4.05m) Having a bay window to the front aspect, radiator and TV aerial point.

**KITCHEN/DINER** 19' 7" x 10' 9" (5.98m x 3.3m) Fitted with a range of base, wall and drawer units topped with work surfaces, stainless steel sink and drainer unit, space for an undercounter fridge, integrated single oven, electric hob and extractor hood. Window over looking the rear garden, space for a fridge freezer, tiled floor, radiator and an external door to the rear garden.

**LANDING** Taking the stairs to the first floor having access to the loft space and doors off to;

**BEDROOM ONE** 12' 6" x 10' 5" (3.82m x 3.2m) Having a window to the front aspect, airing cupboard housing the Glow worm central heating boiler, built-in storage cupboard and radiator.

**BEDROOM TWO** 9' 8" x 11' 6" (2.95m x 3.52m) Having a window to the rear aspect and radiator.

**BATHROOM** 7' 8" x 5' 4" (2.35m x 1.65m) Comprising of a low flush WC, pedestal wash hand basin, panel bath with shower over. Obscure glazed window, radiator and tiled flooring.

**BEDROOM 3** 9' 0" x 7' 11" (2.76m x 2.42 m) max Having a window to the front aspect and radiator.

**FRONT GARDEN** To the front of the property, there is on-street parking, a lawn area, and a pathway leading to the front door. A gateway leads to the rear garden.

**REAR GARDEN** The fully enclosed rear garden features a patio area, lawn area, and two brick-built storage units.

**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+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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 and 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.