



BRAMPTON ROAD, MELTON MOWBRAY

Asking Price Of £264,950

Three Bedrooms

Freehold



SEMI-DETACHED TOWN HOUSE

DOWNSTAIRS WC

GOOD SIZED GARDEN

LOCAL AMENITIES CLOSE BY

DRIVEWAY AND GARAGE

CHAIN FREE

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com





Offered with no upward chain and newly refurbished throughout this three bedroom semi-detached house 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 accommodation on offer comprises; porch, entrance hall, lounge, kitchen diner, conservatory, cloakroom and utility room to the ground floor. Three bedrooms and a four piece family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and a good sized rear garden.



PORCH Glazed sliding door into the porch having an obscure glazed door into the entrance hall.

ENTRANCE HALL Having stairs rising to the first floor landing, under stairs storage cupboard, radiator, LED lighting, honey oak wood flooring and oak veneer wood doors off to;

LOUNGE 18' 0" x 11' 10" (5.5m x 3.63m) Having a window to the front aspect and a further window to the porch, radiator, TV aerial point, feature fireplace, USB sockets, LED lighting and honey oak wood flooring continuing through to the kitchen diner.

KITCHEN/DINER 18' 0" x 9' 2" (5.5m x 2.8m) Newly fitted with a modern range of wall, base and drawer units topped with return work surfaces, breakfast bar, one and a half bowl sink and drainer unit with mixer tap over, integrated Logik electric oven and induction hob. Window over looking the rear garden, patio doors to the conservatory, radiator, LED lighting and a door to the utility room.

UTILITY ROOM 5' 9" x 7' 4" (1.77m x 2.25m) Having a work surface with space and plumbing for a washing machine and tumble dryer, wall mounted Ideal combi boiler (3 years old and still in warranty) window and external door to the rear garden, honey oak wood flooring and door to the WC.

CLOAKROOM 2' 6" x 5' 0" (.78m x 1.54m) Comprising of a low flush WC.

CONSERVATORY 10' 4" x 11' 7" (3.15m x 3.55m) A great space to enjoy the garden all year round having patio doors to the rear garden, fitted blinds and vinyl flooring.

LANDING Taking the stairs from the entrance hall to the first floor having a window to the side aspect, loft hatch with pull down ladder and oak veneer doors off to;

BEDROOM ONE 14' 9" x 10' 11" (4.5m x 3.35m) Having a window to the front aspect, radiator, built-in storage cupboard, USB sockets and carpet flooring.

BEDROOM TWO 12' 1" x 12' 10" (3.69m x 3.93m) Having a window to the rear aspect, radiator, built-in storage cupboard, USB sockets and carpet flooring.

BEDROOM THREE 7' 11" x 7' 1" (2.42m x 2.16m) Having a window to the side aspect and a porthole window to the front, radiator and carpet flooring.

BATHROOM 7' 11" x 8' 9" (2.42m x 2.69m) Comprising of a Insignia steam shower with 6 Powerful adjustable body jets and a ceiling mounted drencher head, double ended panel bath with central mixer tap, heated towel rail, vanity unit wash hand basin and close coupled WC. Obscure glazed window, Expelair extractor, LED lighting and vinyl flooring.

FRONT ASPECT Having a block paved driveway providing ample off road parking and giving access to the garage.

GARAGE Having an up and over door, lighting and power connected, personnel door to the utility room.

REAR GARDEN Generous rear garden awaiting a green fingered gardener to work there magic, having a block paved seating area adjacent to the house and garden tap.

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.

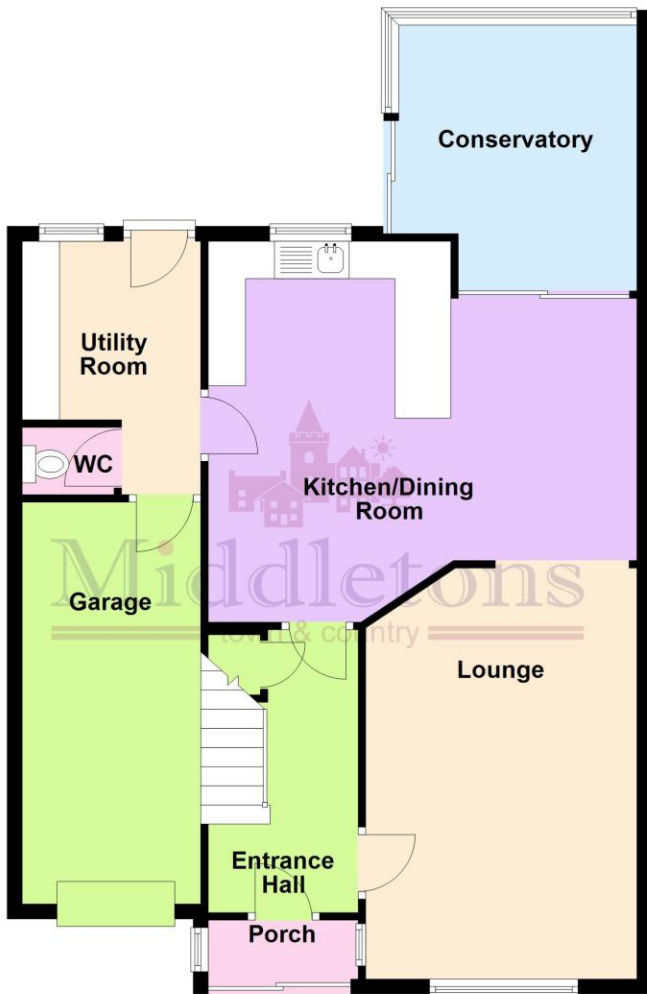
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



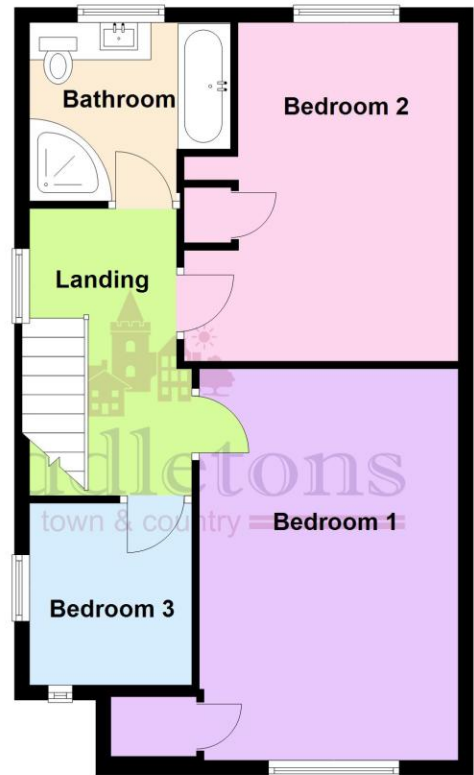




Ground Floor



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		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

01664 566258

www.middletons.uk.com

info@middletons.uk.com

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.