



TENNYSON WAY, MELTON MOWBRAY

Asking Price Of £235,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GENEROUS OFF ROAD PARKING

FRONT AND REAR GARDENS

CLOSE TO THE MELTON COUNTRY PARK

CHAIN FREE

GARAGE AND CARPORT

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

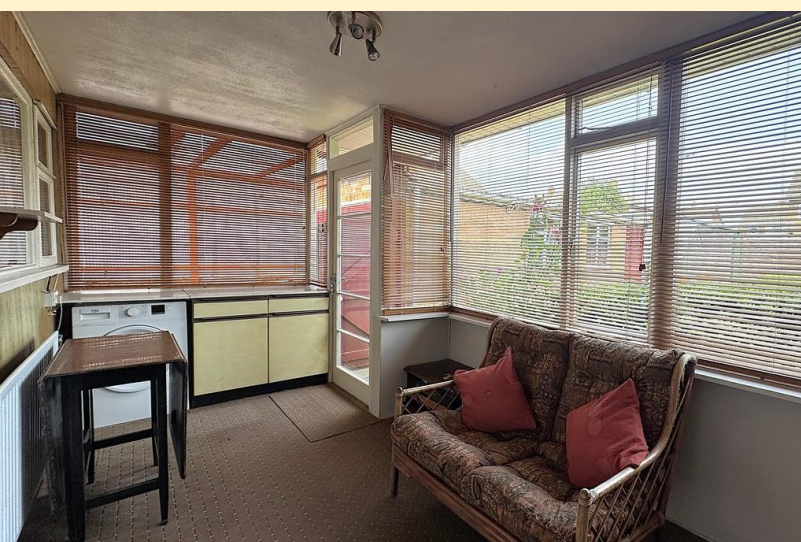
info@middletons.uk.com





Offered with no upward chain and need of some modernisation, three bedroom semi-detached house 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 and local amenities.

The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen and conservatory to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from generous off road parking, car port, garage and both front and rear gardens.



ENTRANCE HALL Having stairs rising to the first floor landing, under stairs storage, radiator and carpet flooring.

LOUNGE 11' 1" x 16' 4" (3.38m x 4.98m) Having a half bay window to the front aspect with fitted blinds, radiator, feature fireplace with gas fire and carpet flooring continuing through to the dining room.

DINING ROOM 8' 8" x 9' 0" (2.65m x 2.75m) Having windows and a door to the conservatory, radiator and door to the kitchen.

KITCHEN 8' 1" x 11' 1" (2.48m x 3.4m) In need of modernisation the kitchen is currently fitted with wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, space for a free standing cooker and a walk-in pantry currently housing a fridge freezer. Window over looking the rear garden external door to the side, glow warm boiler, part tiled walls and tiled flooring.

CONSERVATORY 16' 4" x 7' 8" (5.m x 2.35m) Having windows to the rear and side aspects with fitted blinds, external door to the garden, base unit with space and plumbing for a washing machine, radiator and carpet flooring.

LANDING Taking the stairs to the first floor landing having a window to the side aspect, loft hatch and doors off to;

BEDROOM ONE 11' 2" x 12' 8" (3.42m x 3.88m) Having a window to the rear aspect, radiator, fitted bedroom furniture and carpet flooring.

BEDROOM TWO 10' 0" x 12' 0" (3.05m x 3.66m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 7' 1" x 7' 10" (2.16m x 2.4m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 5' 9" x 7' 2" (1.76m x 2.2m) Comprising of a panel bath with shower over and glazed shower screen, vanity unit wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, tiled walls and carpet flooring.

FRONT ASPECT Having a block paved drive providing ample off road parking, small side lawn with established shrub borders, carport leading to the garage and gated access to the rear garden.

GARAGE 10' 0" x 22' 5" (3.05m x 6.85m) Double doors, power and lighting, three windows and a store room at the side of the garage

REAR GARDEN Having a raised paved patio area to the rear of the garage and extending down to the greenhouse, formal lawn with established rose and shrub borders, garden tap and wood panel fencing to 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.

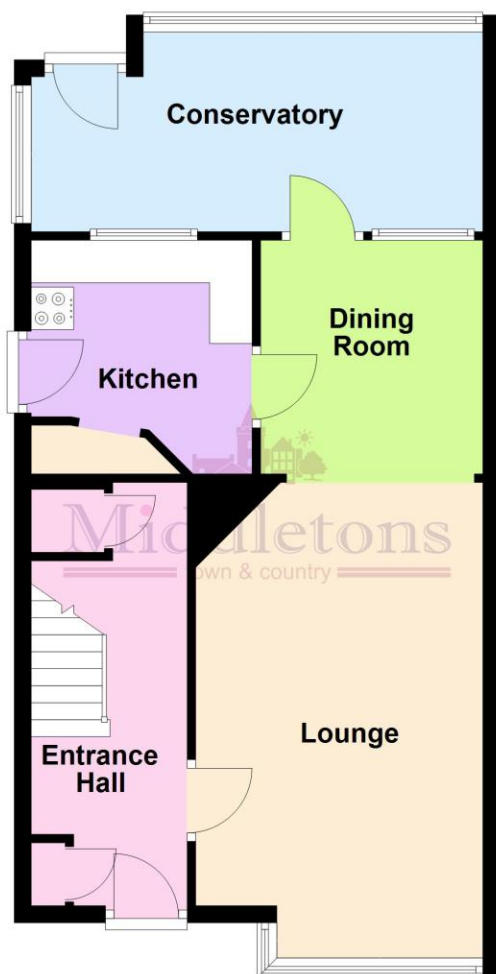
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



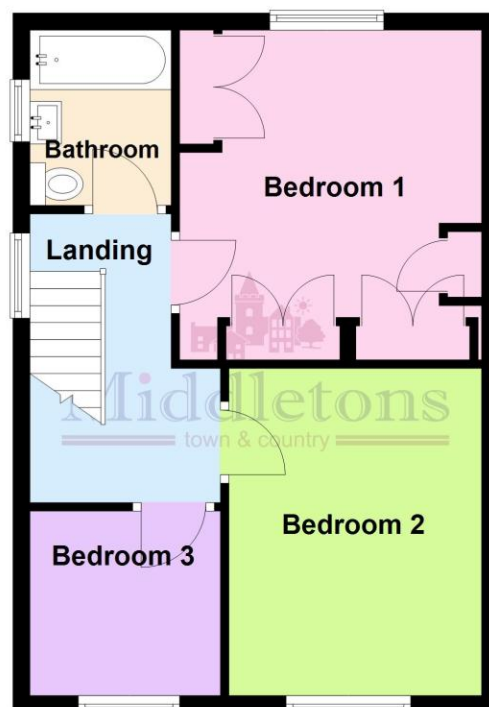




Ground Floor



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		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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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.