



DAVENPORT CLOSE, MELTON MOWBRAY

Offers In Excess Of £230,000

Two Bedrooms

Freehold



OVER 5K OF UPGRADES

UPGRADED PORCELAIN PATIO

GOOD SIZED GARDEN

GENEROUS CORNER PLOT

CHAIN FREE

GENEROUS FOUR CAR DRIVE

CUL-DE-SAC LOCATION

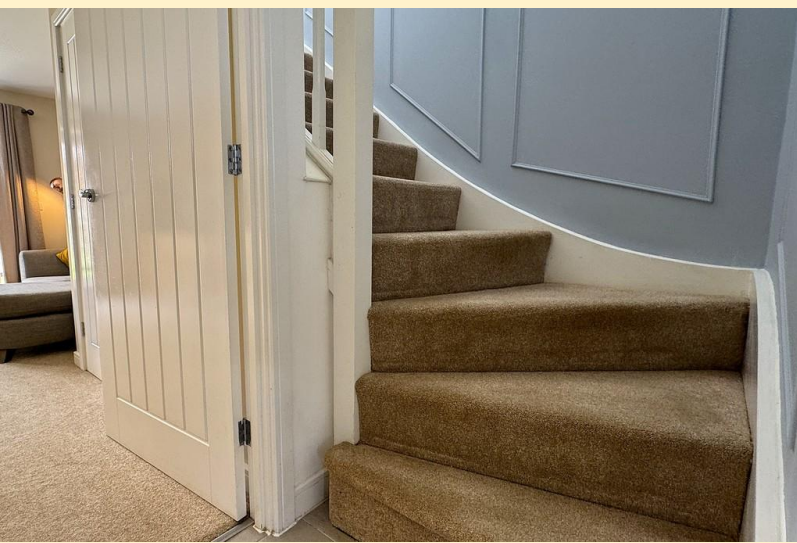
SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Offered with no onward chain, this modern two bedroom semi-detached house occupies a generous corner plot in a private Cul-De-Sac with no through traffic and open views over the green making a peaceful setting. Built by Bellway Homes and still within warranty. Situated on the south side of Melton Mowbray, in close proximity to local schools and offering excellent commuter links to Leicester, Newark, and Nottingham.

The accommodation on offer comprises; entrance hall, kitchen, cloakroom and lounge diner to the ground floor. Two bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a good sized garden to the rear.

ENTRANCE HALL Composite door into the entrance hall with doors to the cloakroom and inner hall, radiator and tiled flooring.

CLOAKROOM 4' 7" x 3' 2" (1.42m x 0.97m) Comprising of a close coupled WC with dual flush, pedestal wash hand basin, radiator, obscure glazed window, part tiled walls and tiled flooring.

INNER HALL Having stairs rising to the first floor, in-built storage cupboard, tiled flooring and door to the lounge diner and opening to the kitchen.

LOUNGE 13' 9" x 15' 1" (4.2m x 4.62m narrowing to 3.12m) A nicely proportioned room having French doors to the rear garden with side windows allowing plenty of natural light, radiator, TV aerial point, under stairs storage cupboard, ample room for a dining table and carpet flooring.

KITCHEN 6' 5" x 11' 8" (1.97m x 3.56m) Fitted with a modern range of wall, base and drawer units topped with return work surfaces, stainless steel sink and drainer with mixer tap over. Integrated appliances include a washing machine, dishwasher, fridge freezer, Zanussi electric oven and gas hob with extractor hood over. Window to the front aspect, LED lighting and tiled flooring.

LANDING Taking the stairs with wood paneling to the walls to the first floor landing having a window to the side aspect, carpet flooring and doors off to;

BEDROOM ONE 12' 7" x 10' 2" (3.86m x 3.12m) Having a window to the front aspect with fitted blind, radiator, built-in storage cupboard, TV aerial point, carpet flooring and door to the ensuite shower room.

ENSUITE 4' 5" x 5' 11" (1.36m x 1.81m) Comprising of a large walk-in shower cubicle, close coupled WC with dual flush and a pedestal wash hand basin. Obscure glazed window, radiator, LED lighting and vinyl flooring.

BEDROOM TWO 7' 4" x 13' 9" (2.25m x 4.2m) Having a window to the rear aspect with fitted blind, radiator, in-built storage cupboard and carpet flooring.

BATHROOM 6' 2" x 6' 6" (1.9m x 2.0m) White Roca suite comprising of a panel bath with shower over and glazed shower screen, pedestal wash hand basin and a close coupled WC with dual flush. Heated towel rail, LED lighting, tiled walls and vinyl flooring.

FRONT ASPECT Having a tarmac driveway providing generous off road parking, small shrub and lawn garden with a paved pathway to the front door with courtesy lighting, side gate to the rear garden.

REAR GARDEN Having a porcelain tiled patio adjacent to the house with courtesy lighting, garden tap, formal lawn with roses and shrubs to the border, 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.

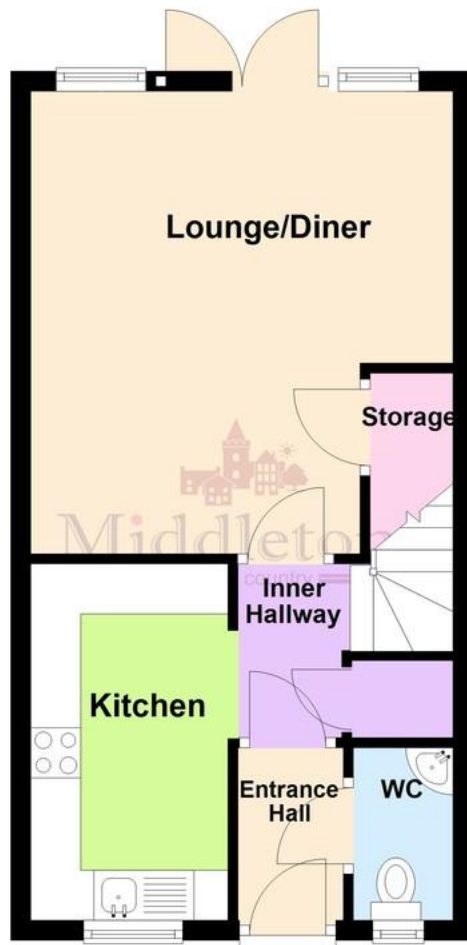
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Ground Floor



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		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		