



JARVIS DRIVE, MELTON MOWBRAY

Asking price of £200,000

Three Bedrooms

Freehold



END-TERRACE HOUSE

DOWNSTAIRS WC

GOOD SIZED GARDEN

CLOSE TO LOCAL AMENITIES

GARAGE AND DRIVEWAY

THREE BEDROOMS

LOCAL SCHOOLS NEARBY

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Fantastic opportunity for the first time buyer! Three bedroom end of terrace house situated to the west side of Melton Mowbray within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen, utility room and cloakroom to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking to the front, large rear garden with a garage and double gates to Douglas Jane Close.



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

LOUNGE 14' 4" x 12' 0" (4.38m x 3.67m) Having French doors opening onto the rear garden allowing natural light to flood the space, radiator, feature brick open fireplace and carpet flooring.

DINING ROOM 12' 6" x 8' 6" (3.82m x 2.61m) Having dual aspect windows to the front and side aspects, one with a fitted blind, radiator and laminate wood flooring.

KITCHEN 14' 4" x 6' 10" (4.38m x 2.09m max) Fitted with a range of modern wall, base and drawer units with work surfaces over, stainless steel sink and drainer with a flexi-hose mixer tap over, space and plumbing for a dishwasher. Integrated Belling electric cooker and hob with extractor hood over. Window over looking the rear garden, wall mounted Ideal logic combi boiler, LED lighting, tiled flooring and door to the utility room.

UTILITY ROOM 14' 4" x 8' 7" (4.38m x 2.62m max) Having space and plumbing for a washing machine and tumble dryer, ample room for a freestanding fridge freezer, tiled flooring and external doors to both the front and rear of the property.

CLOAKROOM 4' 7" x 4' 4" (1.41m x 1.33m) Comprising of a low flush WC and vanity unit wash hand basin, ample room for storage units, obscure glazed window and tiled flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a hatch to the loft space, airing cupboard and oak doors off to;

BEDROOM ONE 12' 0" x 10' 4" (3.68m x 3.15m) Having a window to the front aspect, radiator, two double wardrobes, one built-in cupboard and carpet flooring.

BEDROOM TWO 11' 9" x 6' 11" (3.6m x 2.12m) Having a window to the rear aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM THREE 8' 8" x 9' 10" (2.65m x 3.02m max) Having a window to the front aspect, radiator, over stairs storage cupboard and laminate wood flooring.

BATHROOM 6' 10" x 7' 5" (2.09m x 2.28m) Comprising of a panel bath with shower over and glazed shower screen, low flush WC and a vanity unit wash hand basin. Obscure glazed window, radiator, tiled walls and flooring.

FRONT ASPECT Having a block paved drive providing off road parking for one vehicle, steps up to the front door and a pathway to the utility door.

REAR GARDEN This generous rear garden has a walled patio seating area adjacent to the house with garden tap and electrical sockets, steps up to a further patio area and formal lawn with slate beds, garage with hard standing in front, wood panel fencing with double gates allowing vehicular access to the garage and parking.

GARAGE Concrete sectional garage with double wood doors to the front.

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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.