



WALTHAM RISE, MELTON MOWBRAY

Offers Over £220,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CONSERVATORY

LOW MAINTENANCE GARDEN

LOCAL AMENITIES NEARBY

GENEROUS OFF ROAD PARKING

QUIET CUL-DE-SAC LOCATION

CLOSE TO SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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A beautifully presented three-bedroom semi-detached house located in a quiet cul-de-sac on the south side of Melton Mowbray, close to local schools, amenities, and the town centre.

The ground floor features an entrance hall, lounge, dining room, conservatory, and kitchen. Upstairs, there are three bedrooms and a family bathroom. Outside, the property offers ample off-road parking at the front and side, along with a low-maintenance garden at the rear.



ENTRANCE HALL Having stairs rising to the first floor, radiator, laminate wood flooring and a door through to the lounge.

LOUNGE 11' 3" x 13' 0" (3.45m x 3.98m) A nicely proportioned room having a window with fitted blind to the front aspect, radiator, modern feature fireplace, under stairs cupboard and carpet flooring.

DINING ROOM 10' 11" x 8' 9" (3.34m x 2.68m) Having patio doors to the conservatory allowing plenty of natural light and creating a great space to entertain. A door through to the kitchen, radiator and carpet flooring.

CONSERVATORY 8' 5" x 8' 2" (2.58m x 2.51m) This light-filled room featuring a clear glass roof that invites the outdoors in with French doors opening onto the rear garden. Power connected and laminate wood flooring.

KITCHEN 7' 5" x 10' 5" (2.28m x 3.18m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, sink and drainer unit with mixer tap over, plumbing for a washing machine, space for a free standing cooker with a Lewis and Cooke extractor hood over. Window with a fitted blind to the side aspect, external door to the rear garden, wall mounted Logik combi boiler, radiator and laminate wood flooring.

LANDING Having a window with fitted blind to the side aspect, loft hatch and doors off to;

BEDROOM ONE 9' 10" x 12' 7" (3.m x 3.85m) Having a window with fitted blind to the front aspect, radiator and carpet flooring.

BEDROOM TWO 10' 0" x 12' 2" (3.05m x 3.72m) Having a window with fitted blind to the rear aspect, radiator, built-in wardrobes and carpet flooring.

BEDROOM THREE 6' 6" x 10' 0" (1.99m x 3.05m) Having a window with fitted blind to the front aspect, radiator, over stairs storage cupboard and carpet flooring.

BATHROOM 6' 3" x 6' 2" (1.92m x 1.89m) Comprising of a panel bath with shower over, low flush WC and a wash hand basin. Obscure glazed window, heated towel rail, tiled walls, extractor fan and vinyl flooring.

FRONT ASPECT A very generous block paved driveway providing off road parking, slate bed adjacent to the house and double gates to the side giving access to further secure parking or caravan storage complete with an EV charger.

REAR GARDEN Hard landscaped over two levels for easy maintenance with raised slate beds, a large garden shed and mature shrubs 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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 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.