



## BALMORAL ROAD, MELTON MOWBRAY

Asking Price Of £240,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

GOOD SIZED GARDEN

CLOSE TO THE MELTON COUNTRY PARK

GARAGE AND DRIVEWAY

DOWNSTAIRS WC

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

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Offered with no upward chain, this nicely appointed three-bedroom semi-detached home is ideally positioned in a sought-after residential area on the north side of Melton Mowbray. Just moments from Melton Country Park and John Femeley College, this is a great home for a growing family.

The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen, conservatory, WC and utility room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, garage and a good sized rear garden.



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

**LOUNGE** 16' 8" x 10' 10" (5.10m x 3.32m) Having dual aspect windows to the front with fitted blinds, feature fireplace with electric flame effect fire, radiator, TV aerial point and laminate wood flooring which continues through to the open-plan kitchen diner.

**KITCHEN/DINER** 17' 2" x 9' 1" (5.25m x 2.78m) Having French doors to the conservatory from the dining area makes this a great space to entertain and dine with the family. The kitchen is fitted with a range of modern wall, base and drawer units topped with worksurfaces, stainless steel sink and drainer unit and tiled splash backs. Integrated fridge, electric oven and hob with extractor hood over. Window over looking the rear garden, two radiators, a walk-in pantry and an external door to the utility and WC.

**CONSERVATORY** 8' 11" x 9' 9" (2.73m x 2.98m) Having French doors opening onto the garden, tiled flooring and power sockets.

**UTILITY ROOM** 7' 8" x 4' 3" (2.36m x 1.32m) Having a window and external door to the rear garden, wall units, space and plumbing for a washing machine, radiator, vinyl flooring and a door to the WC.

**WC** 3' 1" x 4' 2" (0.95m x 1.28m) Comprising of a low flush WC and a wall mounted wash hand basin.

**LANDING** Taking the stairs to the first floor landing having a window to the side aspect, hatch with pull down ladder to the part boarded loft space with lighting.

**BEDROOM ONE** 11' 0" x 12' 1" (3.36m x 3.69m) Having a window to the front aspect, radiator, fitted wardrobes and laminate wood flooring.

**BEDROOM TWO** 13' 11" x 9' 10" (4.25m x 3.02m) Having a window to the rear aspect, radiator, fitted wardrobe's and laminate wood flooring.

**BEDROOM THREE** 6' 11" x 8' 2" (2.12m x 2.5m) Having dual aspect windows allowing plenty of natural light, radiator and laminate wood flooring.

**BATHROOM** 5' 10" x 6' 11" (1.8m x 2.12m) Comprising of a panel bath with shower over and complemented with a glazed shower screen, wall mounted wash hand basin and a low flush WC. Obscure glazed window for privacy, heated towel rail, LED lighting and vinyl flooring.

**FRONT ASPECT** Having a block paved drive providing ample off road parking and access to the garage with courtesy lighting.

**GARAGE** 7' 8" x 16' 6" (2.36m x 5.03m) Having an electric roller door, power and lighting. Personnel door to the utility room.

**REAR GARDEN** This generous west facing garden has a lawn with beautifully planted borders and rockeries providing colour throughout the seasons. Hard landscaping adjacent to the house with garden tap, electrical sockets and courtesy lighting. A block paved pathway winds its way to a garden pond and a summer house, making a tranquil retreat.

**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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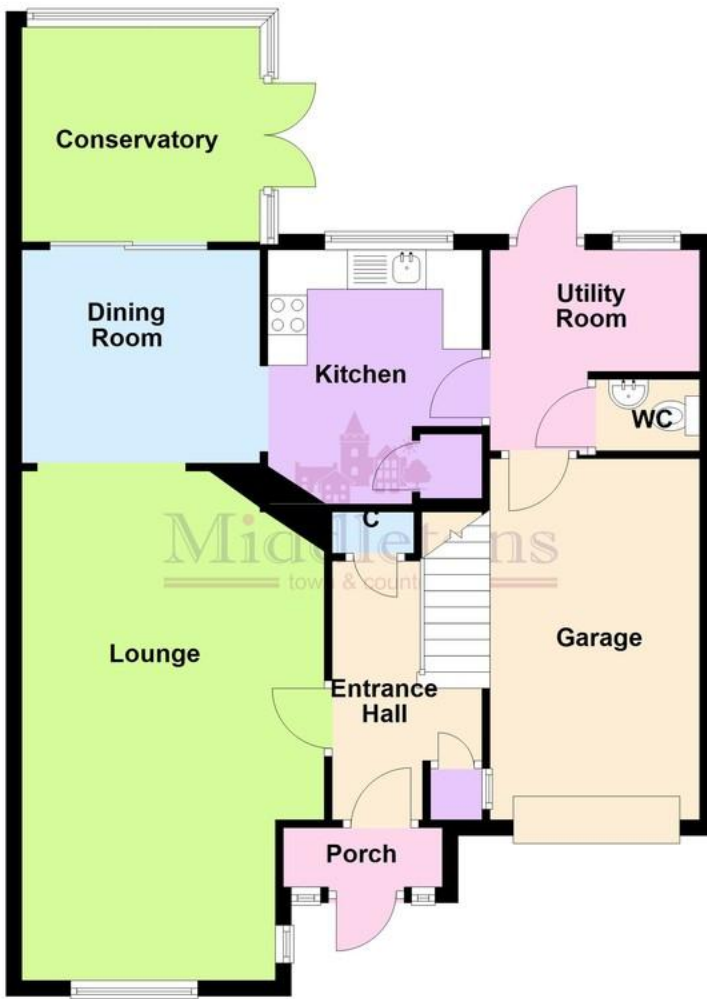




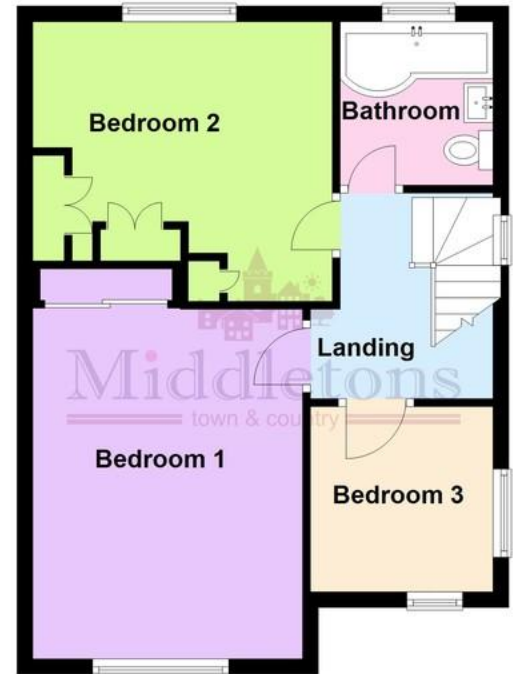




## Ground Floor



## 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 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.