



CELANDINE DRIVE, MELTON MOWBRAY

Asking Price Of £245,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

GOOD SIZED GARDEN

CLOSE TO LOCAL AMENITIES

OFF ROAD PARKING

THREE BEDROOMS

LOCAL SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Tucked away in a peaceful cul-de-sac on the sought-after south side of town, this well-presented three-bedroom semi-detached home is situated within a highly regarded residential area, it enjoys a quiet setting while remaining close to local amenities, schools and the town centre.

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

ENTRANCE HALL Step inside through a part-glazed front door into the entrance hall, a staircase rises to the first-floor landing, radiator, laminate wood flooring, and a door leads through to the lounge.

LOUNGE 10' 2" x 16' 8" (3.12m x 5.09m) A bright and inviting reception room, featuring a generous front-facing window that fills the space with natural light. Feature fireplace with electric fire, radiator and carpet flooring.

KITCHEN/DINER 9' 0" x 13' 8" (2.75m x 4.18m) The kitchen enjoys a pleasant outlook through a rear-facing window and part-glazed door, allowing natural light to brighten the space while offering easy access to the garden. Fitted with a range of wall, base drawer units topped with work surfaces and tiled splash backs and a composite sink drainer unit. Integrated appliances include an oven, grill, and gas hob with extractor hood. There's plumbing for a washing machine, space for a tumble dryer, and a wall-mounted 'Ideal' boiler tucked neatly to one side. A useful under-stairs cupboard provides additional storage, tiled flooring, ample room for a dining table and fridge freezer.

LANDING Having a built-in airing cupboard and a loft hatch leads to a part-boarded and insulated loft area.

BEDROOM ONE 9' 4" x 13' 8" (2.86m x 4.18m) A double bedroom positioned at the rear of the property, enjoying a peaceful outlook over the garden through a large window fitted with a roller blind that invites in natural light. The space is fitted with a radiator and carpet flooring.

BEDROOM TWO 6' 4" x 10' 11" (1.95m x 3.35m) Having a front-facing window with fitted roller blind, radiator and carpet flooring.

BEDROOM THREE 7' 1" x 7' 2" (2.16m x 2.2m) A neatly proportioned single bedroom, featuring a front-facing window fitted with a roller blind, radiator and carpet flooring, it offers a cosy space ideal for a child's room or a home office.

BATHROOM 6' 11" x 5' 6" (2.12m x 1.69m) The bathroom is fitted with a classic cream suite, comprising a low-flush WC, pedestal wash hand basin, and a paneled bath with a mains-fed shower above. A frosted side window provides privacy while allowing natural light to filter in. Tiled splash backs, shaver points, radiator and laminate wood flooring.

FRONT ASPECT Outside, the property enjoys a well-tended front lawn, framed by a beautiful blossom tree that adds seasonal colour and curb appeal. A driveway provides off-road parking for two vehicles, while a side gate offers convenient access to the rear garden.

REAR GARDEN The property boasts a generous and beautifully maintained rear garden, predominantly laid to lawn with neat shingled borders. A paved patio area provides the perfect spot for outdoor dining or relaxing in the sun. To the side, a spacious area ideal for a large shed or additional storage and a handy garden tap. The garden is fully enclosed by paneled fencing, with a back drop of trees creating a private and secure outdoor 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.

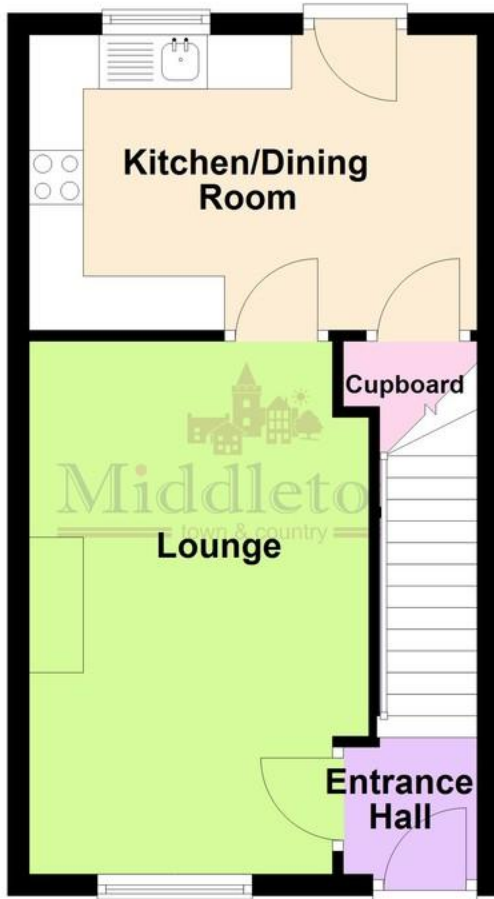
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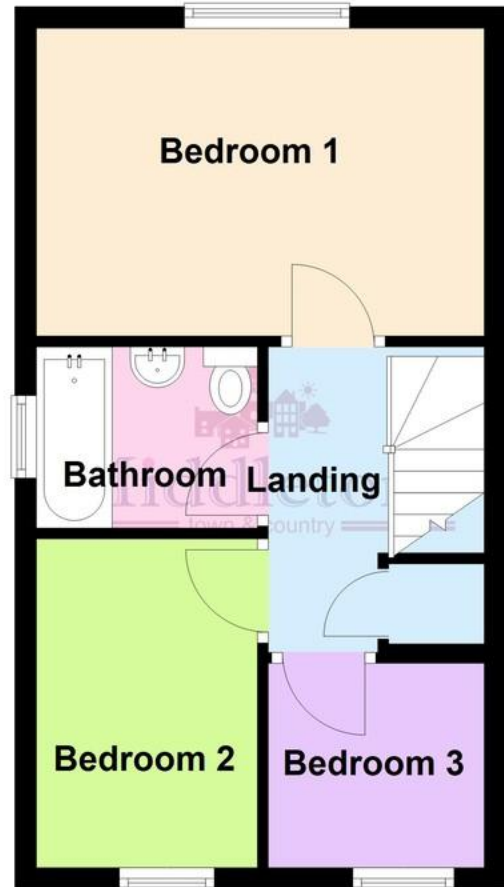




Ground Floor



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

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