



## HARRISON DRIVE, MELTON MOWBRAY

**Offers Over £315,000**

**Three Bedrooms**

**Freehold**



**DETACHED MODERN HOME**

**CHAIN FREE**

**LOW MAINTENANCE GARDEN**

**GOOD COMMUTER LINKS**

**GARAGE AND DRIVEWAY**

**OPEN-PLAN KITCHEN DINER**

**LOCAL SCHOOLS NEARBY**

**SOUTH OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

**01664 566258**

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Offered with no onward chain, beautifully appointed and presented the Wisteria is a modern detached three bedroom family home on the new Round house park development to the south side of Melton Mowbray. Within close proximity to local schools and amenities with good commuter links to Leicester, Newark and Loughborough.

The accommodation on offer comprises; entrance hall, cloakroom, lounge and kitchen diner to the ground floor. Three double bedrooms, an ensuite shower room and a family bathroom to the first floor. Outside the property benefits from a driveway, garage and an enclosed rear garden.



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

**CLOAKROOM** 6' 2" x 3' 1" (1.9m x .96m) Comprising of a dual flush WC, wash hand basin, radiator, extractor fan and Herringbone Amtico flooring.

**LOUNGE** 15' 10" x 11' 5" (4.84m x 3.48m) A nicely proportioned room having a side facing walk-in bay window and a further front facing window fitted with shutter blinds, TV aerial point, radiator and Herringbone Amtico flooring.

**KITCHEN/DINER** 15' 10" x 10' 2" (4.84m x 3.11m) This modern open-plan kitchen diner has French doors opening onto the rear garden fitted with electric an electric roller blind and dual aspect windows with fitted shutters. Ample room for a dining table with a triple pendant fitting creating a great ambience while dining. The well appointed kitchen as a good range of wall, base and drawer units topped with return Quartz work surfaces, under mount double sink with mixer tap over. Integrated appliances comprise of a Bosch dishwasher, fridge freezer, Zanussi eye level oven and gas hob with extractor hood over. Concealed Ideal combination boiler, LED lighting, USB sockets, radiator and Herringbone Amtico flooring.

**LANDING** Taking the carpeted stairs to the landing having a handy airing cupboard for linen storage, loft hatch with pull down ladder and doors off to;

**BEDROOM ONE** 10' 9" x 9' 7" (3.3m x 2.94m) Having a side facing window with fitted shutter blinds, radiator, TV aerial point, carpet flooring and a door to the ensuite shower room.

**ENSUITE** 9' 7" x 4' 9" (2.94m x 1.45m) Comprising of a walk-in shower cubicle, dual flush WC and a pedestal wash hand basin. Obscure glazed window for privacy fitted with a venetian blind, radiator, LED lighting, extractor fan and vinyl flooring.

**BEDROOM TWO** 10' 4" x 7' 10" (3.17m x 2.39m) Having a front facing window with fitted shutter blinds, radiator and carpet flooring.

**BEDROOM THREE** 10' 4" x 7' 9" (3.17m x 2.37m) Having a side facing window with fitted shutter blinds, radiator and carpet flooring.

**BATHROOM** 6' 2" x 6' 2" (1.9m x 1.9m) Comprising of a panel bath with shower over and complimented with a glazed shower screen. Dual flush WC and a pedestal wash hand basin and an electric shaver socket. Obscure glazed window for privacy fitted with a venetian blind, radiator, LED lights, extractor fan and vinyl flooring.

**FRONT ASPECT** The front garden, bordered by a smart black metal fence, provides great curb appeal. A paved pathway leads through neat landscaping with low-maintenance shrubs to the front door with storm canopy and courtesy lighting. A tidy gravel bed runs alongside the home, meeting the rear driveway.

**GARAGE AND DRIVEWAY** 10' 2" x 19' 2" (3.1m x 5.85m) Garage A generous Tarmac drive provides ample off road parking and access to the garage and rear garden. The garage has an up and over door with power and light connected.

**REAR GARDEN** A private walled garden landscaped for easy maintenance having a paved patio adjacent to the house with a convenient outside tap and electrical sockets with the added touch of courtesy lighting. A well tended lawn with a raised deck seating area to the rear of the garden for creating a relaxing 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+) <b>A</b>                              |                            | 95        |
| (81-91) <b>B</b>                            | 84                         |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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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.