



RUDBECK AVENUE, MELTON MOWBRAY

Asking Price Of £200,000

Three Bedrooms

Freehold



END OF TERRACE

CHAIN FREE

GENEROUS WEST FACING GARDEN

LOCAL AMENITIES NEARBY

OFF ROAD PARKING

UTILITY ROOM

CLOSE TO LOCAL SCHOOLS

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

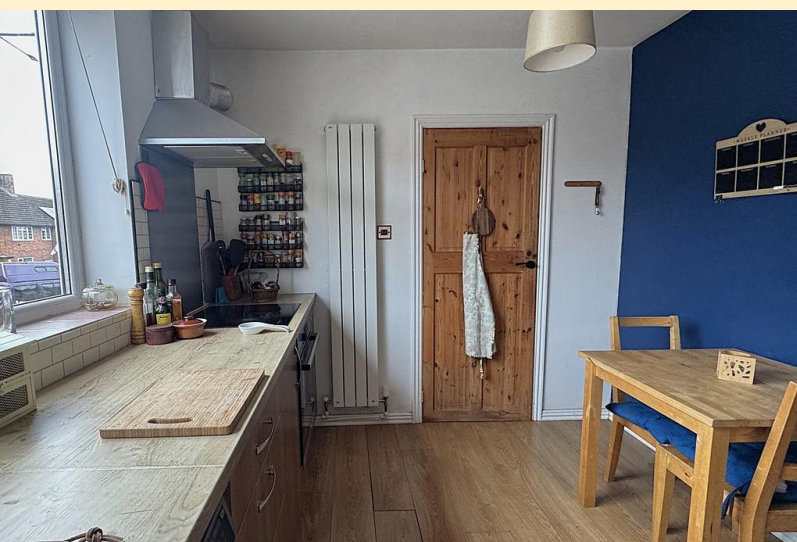
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Offered with no upward chain, occupying a generous plot this three bedroom end of terrace house situated to the west side of Melton Mowbray. Within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, lounge, breakfast kitchen, office and a utility room 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 very generous, west facing garden.



ENTRANCE HALL Having stairs rising to the first floor, under stair recess, radiator, laminate wood flooring and doors off to;

LOUNGE 12' 0" x 14' 4" (3.68m x 4.39m) Having a rear facing window allowing plenty of natural light to fill this nicely proportioned room. Feature fireplace with electric fire, TV aerial point, radiator and laminate wood flooring.

KITCHEN/BREAKFAST ROOM 13' 5" x 8' 7" (4.10m max x 2.63m) Having dual aspect windows to the front and side aspects the spacious kitchen has ample room for a breakfast table. Fitted with a generous range of wall, base and drawer units topped with work surfaces, one and a half bowl stainless steel sink and drainer unit, space and plumbing for a dishwasher. Integrated Hisense electric oven and Samsung electric hob with extractor hood over. Space for a freestanding fridge freezer, radiator, laminate wood flooring and access to the home office.

OFFICE 11' 3" x 4' 11" (3.45m x 1.5m) Having a frosted window to the rear, plumbing for a washing machine, radiator and laminate wood flooring.

UTILITY ROOM/STORE A practical L-shaped space offering excellent versatility, ideal as a utility area, workshop, garden store, or hobby room. It benefits from natural light via a window and part-glazed doors to both front and rear,

LANDING Taking the stairs to the first floor landing having a built-in airing cupboard, hatch to the part boarded loft space and doors off to;

BEDROOM ONE 9' 11" x 12' 3" (3.04m x 3.75m) Having a front facing window, radiator, built-in storage, fitted wardrobe and carpet flooring.

BEDROOM TWO 8' 7" x 11' 8" (2.62m x 3.58m) Having a rear facing window with views of the garden, radiator, built-in storage and carpet flooring.

BEDROOM THREE 5' 6" x 9' 0" (1.68m Max 2.75m) L shaped room having a front facing window, radiator, over stairs storage and carpet flooring.

BATHROOM 6' 9" x 5' 4" (2.08m x 1.65m) Comprising of a panel bath with a Triton shower over, pedestal wash hand basin and a low flush WC. Obscure glazed window for privacy, radiator and vinyl flooring.

FRONT ASPECT Having ample off road parking to the front and side, steps up to the storm porch and front door.

REAR GARDEN Enjoy the afternoon sun in this generously sized west-facing garden, An paved patio area with outside tap adjacent to the house, steps lead up to a broad lawn, and an ornamental fish ponds adds a tranquil touch. Greenhouse and vegetable beds, ideal for grow your own, with mature pear and apple trees to the top of the garden with raised vegetable planters alongside. Wood panel fencing secures 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.

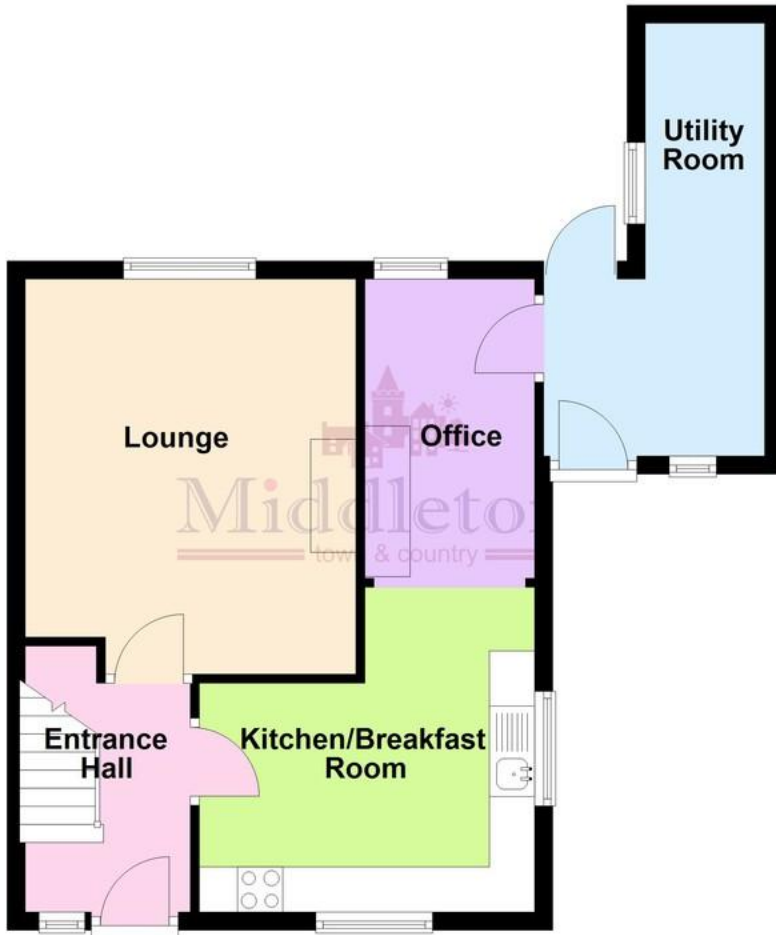
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Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		