



KINGS ROAD, MELTON MOWBRAY

Asking Price Of £225,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

LARGE GARDEN

GOOD COMMUTER LINKS

OFF ROAD PARKING

LOG BURNER

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

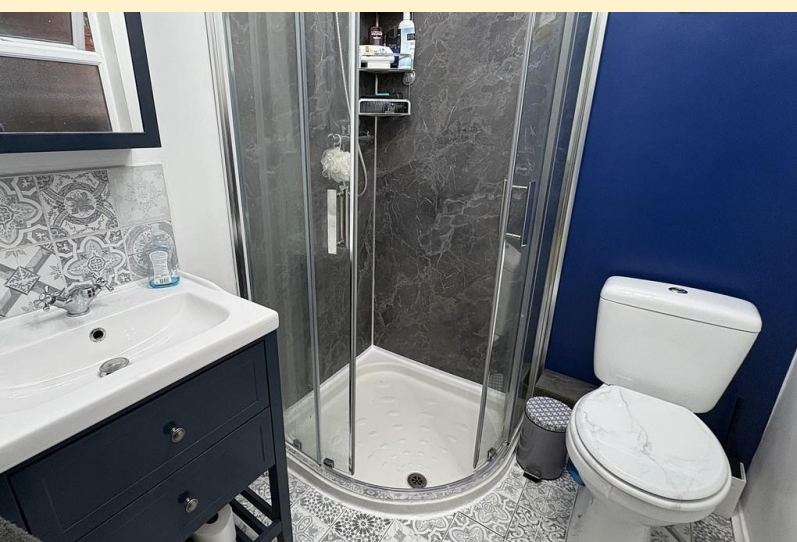
info@middletons.uk.com





An immaculately finished and thoughtfully extended three- bedroom semi- detached home offers generous living space and garden to the rear. Situated within walking distance of local schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, shower room, lounge, dining room, kitchen and utility area to the ground floor. Three good sized bedrooms to the first floor. Outside the property benefits from off road parking for one vehicle and a good sized rear garden with a timber sun house.



ENTRANCE HALL Part glazed door into this welcoming entrance hall having stairs rising to the first floor, under stairs storage cupboard, radiator, laminate wood flooring, window to the side aspect and doors off to;

SHOWER ROOM 5' 5" x 4' 9" (1.67m x 1.47m) Comprising of a shower cubicle with a fixed waterfall shower head and shower riser, dual flush WC, vanity unit wash hand basin with wall cabinet over and a heated towel rail. Obscure glazed window for privacy, extractor fan, tiled splash back and laminate flooring.

LOUNGE 9' 7" x 12' 0" (2.93m x 3.67m) Having a front facing window, radiator, fireplace inset with a log burner, TV aerial point, inset LED lighting, wall up lights and laminate wood flooring continuing through to the dining room.

DINING ROOM 11' 8" x 10' 4" (3.56m x 3.17m) Having ample room for a large dining table and display cabinet, two in-built storage cupboards, radiator and a door through to the kitchen.

KITCHEN 9' 1" x 13' 0" (2.79m x 3.97m) Fitted with a generous range of modern wall, base and drawer units topped with solid wood work surfaces, tiled splash backs, ceramic sink and drainer unit, space and plumbing for a dishwasher, space for a freestanding cooker with extractor hood over and space for a freestanding fridge freezer. Two windows take in views of the rear garden and woodland beyond, two Velux windows ensuring plenty of natural light, inset LED lighting and tiled flooring continuing down to the utility area.

UTILITY AREA 8' 7" x 2' 11" (2.64m x 0.91m) Having a work surface with space and plumbing under for a washing machine, wall mounted central heating boiler, shelving and a window to the rear. External door to the rear garden.

LANDING Taking the carpeted stairs to the first floor, having a window to the side and doors off to;

BEDROOM ONE 9' 6" x 12' 9" (2.92m x 3.91m) Having a front facing window, radiator, ornamental fireplace, fitted wardrobes and wood flooring.

BEDROOM TWO 8' 6" x 11' 8" (2.6m x 3.58m) Having a rear facing window with views of the garden and beyond, radiator and carpet flooring.

BEDROOM THREE 8' 5" x 7' 4" (2.58m x 2.25m) Currently used as a home office, having a rear facing window, radiator and laminate wood flooring.

FRONT ASPECT Having a block paved drive providing parking for one vehicle, steps down to the front door and a side path leading to the gated access to the rear garden.

REAR GARDEN Having a raised patio area adjacent to the house with outside tap and courtesy lighting, stepped pathway leads down the side of a formal lawn bordered on the other side by mature shrubbery and a sun house creating a great space to sit and relax all year round.

AGENTS NOTE TENURE Freehold. 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.

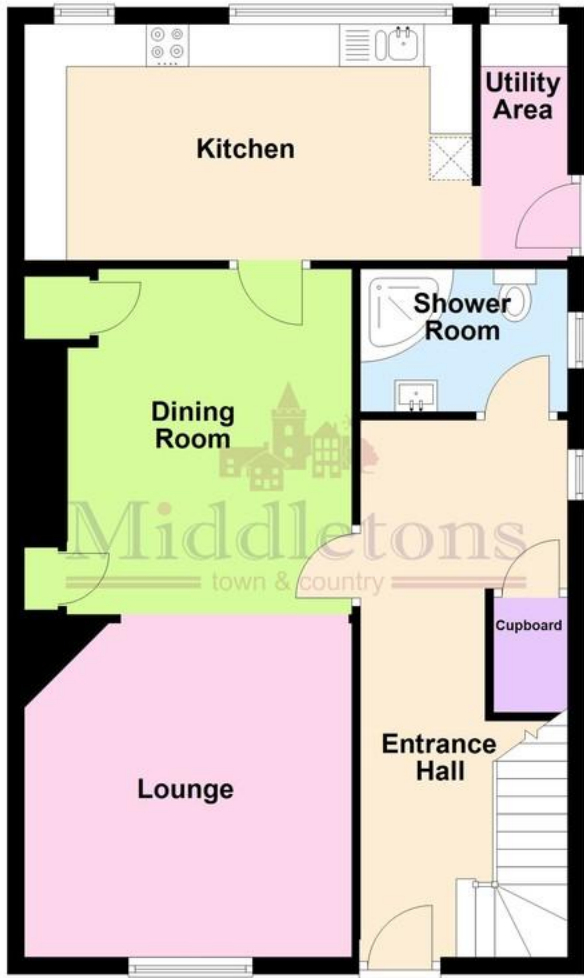
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Ground Floor



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		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 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.