



## 3 GRANGE CLOSE

MELTON MOWBRAY, LE13 0RZ

Offers in excess of  
**£299,950**



A fantastic opportunity to acquire this well presented, modern and well appointed three bedroom detached residence located on the Hilltop Park development off of Nottingham Road. The spacious accommodation benefits from quality fixtures and fittings throughout, gas central heating, uPVC double glazing, window shutters and Amtico flooring to the ground level.

In brief the property comprises entrance hall, lounge, kitchen/diner, utility room, WC, three bedrooms, ensuite, family bathroom, single garage with off street parking for 3 cars and an enclosed rear garden.

The property is located on a sought after estate on the outskirts of the north side of Melton and has great links to the A606 to Nottingham and A46 to Leicester.



# House - Detached

## ACCOMMODATION

### ENTRANCE HALL

With stairs to first floor landing and Amtico flooring.

### WC

With low flush WC, sink pedestal and Amtico flooring.

### LOUNGE

with panelled radiators, bay window and Amtico flooring.

### KITCHEN/DINING ROOM

Comprising a range of eye and base level units, wood effect laminate work surfaces, stainless steel sink, integrated dish washer, stainless steel extractor fan, integrated electric oven, patio doors to garden, tiled splash backs, Amtico flooring.

### UTILITY ROOM

with space for washing machine, laminate wood effect worktops, door to garden, tiled splash backs, wall mounted gas fired combi boiler, radiator and Amtico flooring.

### BEDROOM ONE

A double bedroom with built wardrobes and radiator.

### ENSUITE

Comprising of a low flush WC, sink, heated towel rail, large walk in shower enclosure with electric shower and Amtico flooring.

### BEDROOM TWO

A double bedroom with built in wardrobe and radiator.

### BEDROOM THREE

A double bedroom with built in wardrobe and radiator.

### BATHROOM

With flow flush WC, sink pedestal, panelled bath with mixer shower, heated towel rail, Amtico flooring and tiled splash backs.

## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

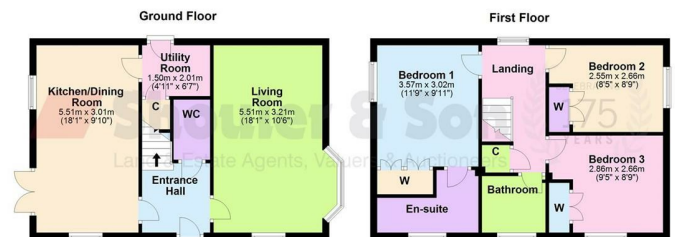
**TENURE:** Freehold. xxx year lease from xxxx.  
Current service charge is £xxxx per calendar month.

**SERVICES:** Mains electricity, gas, water and drainage.

**COUNCIL TAX:** Melton Borough Council

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

## LOCATION



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only. Plan produced using PlanSpace.

County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

www.shoulers.co.uk  
housesales@shoulers.co.uk  
lettings@shoulers.co.uk

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		

England & Wales

EU Directive  
2002/91/EC