# HEALEY DRIVE, MELTON MOWBRAY

## Asking Price Of £298,900

**Three Bedrooms**

**Freehold**

Middletons
town & country

- DETACHED HOUSE
- EV CHARGER/DRIVEWAY
- SOUTH FACING GARDEN
- GOOD COMMUTER LINKS
- UPGRADES THROUGHOUT
- ENSUITE SHOWER ROOM
- LOCAL SCHOOLS NEARBY
- NORTH SIDE OF MELTON MOWBRAY
- COUNCIL TAX BAND D

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Recently built by Bloor homes and benefiting from upgraded towel rails, internet port, doors and flooring throughout with the added benefit of solar panels and an EV charging point. The Henley is a modern three bedroom detached house is situated on the outskirts of Melton Mowbray. Ideally positioned with the new bypass providing good commuter links to Nottingham, Leicester and Grantham, which has the mainline to London's Kings Cross station.

The accommodation on offer comprises; entrance hall, lounge, kitchen diner, utility and cloakroom to the ground floor. Three good sized bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a good sized rear, south-facing garden.

**ENTRANCE HALL** Part glazed door into the hallway having stairs rising to the first floor, under stair storage cupboard, radiator, Amtico flooring and doors off to;

**LOUNGE** 10' 8" x 15' 6" (3.26m x 4.74m) Having a front facing window, radiator, TV aerial point and soft carpet flooring.

**KITCHEN/DINER** 14' 2" x 9' 8" (4.33m x 2.95m) Having ample room for a dining table with French doors opening onto the patio making a great space for entertaining. Fitted with a modern range of wall, base and drawer units with underlighting and topped with return worksurfaces, sink and drainer with mixer tap over, space and plumbing for a dish washer. Integrated Electrolux oven, gas hob and extractor hood. Inset LED lighting, two radiators, Amtico flooring and an opening to the utility area.

**UTILITY AREA** 3' 5" x 5' 6" (1.06m x 1.7m) Having a base unit topped with return worksurfaces, space and plumbing for a washing machine, wall mounted Ideal Logic combination boiler and Amtico flooring. Door to the cloakroom.

**CLOAKROOM** Comprising of a low flush WC and wash hand basin.

**LANDING** Taking the stairs to the first floor landing, radiator, soft carpet flooring and doors off to;

**BEDROOM 1** 9' 6" x 9' 7" (2.91m x 2.94m) Having a front facing window, radiator, dressing area and soft carpet flooring. Door to the ensuite shower room.

**ENSUITE** Comprising of a shower cubicle, wall mounted wash hand basin, low flush WC and a heated towel rail. Obscure glazed window for privacy, extractor fan and cushioned vinyl flooring.

**BEDROOM TWO** 10' 2" x 8' 0" (3.11m x 2.44m) Having a rear facing window, radiator and soft carpet flooring.

**BEDROOM THREE** 7' 5" x 9' 4" (2.28m x 2.85m) Having a rear facing window, radiator, internet port and soft carpet flooring.

**BATHROOM** Comprising of a panel bath with shower over and glazed shower screen, low flush WC, wall mounted wash hand basin and a heated towel rail. Obscure glazed window for privacy, electric shaver point and cushioned vinyl flooring.

**FRONT ASPECT** Having off road parking to the side for two vehicles and an EV charging point. Storm porch with courtesy lighting to the front door, small lawn and shrub bed to the front and side gated access to the rear, south-facing garden.

**REAR GARDEN** Having an extended patio as part of an upgrade providing ample room for seating and barbecues in the summer months. Lawn bordered with wood panel fencing and a garden tap.

**MANAGEMENT FEES** There is an annual estate management fee of £127.61 (not currently payable until all phases complete).

**SOLAR PANELS** The solar panels were fitted when the property was built and they are owned by the property.

**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.

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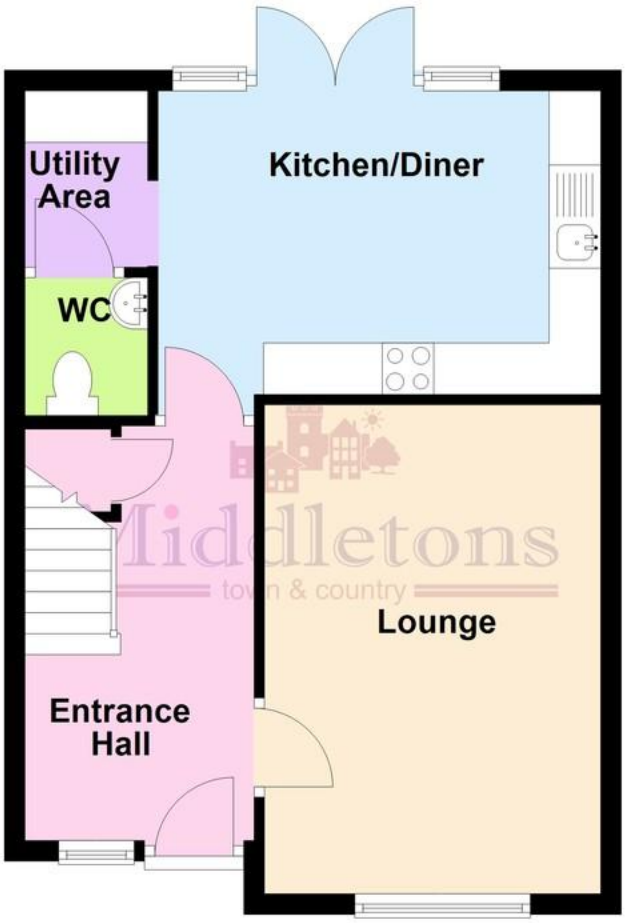
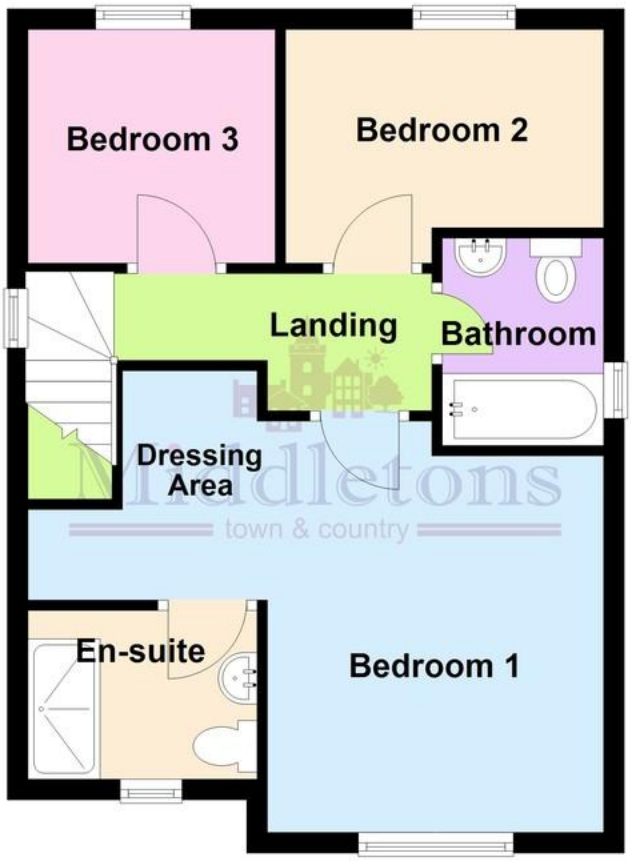
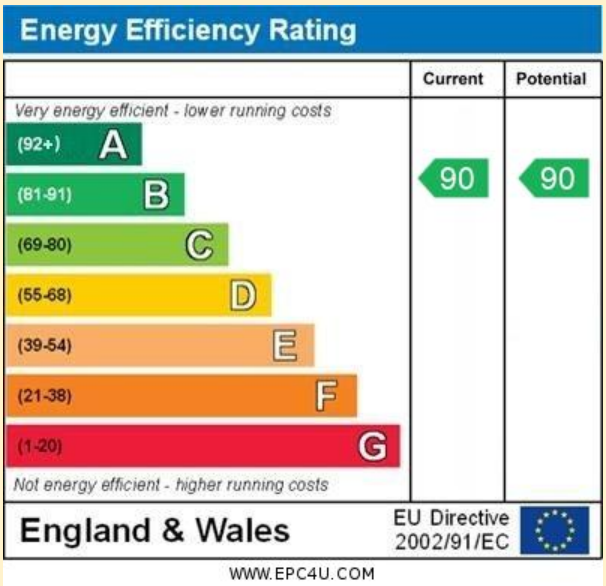
## Ground Floor




## First Floor




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





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