

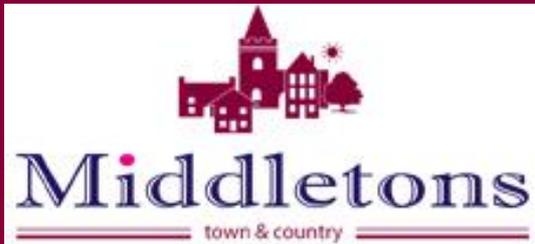


FORD CLOSE, MELTON MOWBRAY

Asking Price Of £220,000

Two Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

LOW MAINTENANCE GARDEN

GOOD COMMUTER LINKS

OFF ROAD PARKING

UTILITY ROOM

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Great first time buyers opportunity, located on the edge of Melton Mowbray, surrounded by rolling countryside. The Drake is a modern two double bedroom semi-detached house built by the five star builders Bloor homes only 18 months ago. It is situated to the north side of Melton Mowbray on the new Stapleford Heights development. Within close proximity to local high schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, lounge, kitchen, utility and cloakroom to the ground floor. Two double bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking to the front and an enclosed rear garden.

ENTRANCE HALL Having stairs rising to the first floor landing with doors off to;

LOUNGE 13' 6" x 10' 3" (4.14m x 3.13m) Having a window to the front aspect with fitted blind, radiator, under stairs storage cupboard, TV aerial point and carpet flooring.

KITCHEN/DINER 10' 5" x 10' 0" (3.2m x 3.06m) Fitted with a modern range of wall, base and drawer units topped with return work surfaces, composite one and a half bowl sink and drainer unit and splashback. Integrated appliances include a Zanussi dishwasher, electric oven and AEG induction hob with extractor hood over. French doors to the rear garden, radiator, vinyl flooring and opening to the utility room.

UTILITY ROOM 3' 4" x 10' 7" (1.04m x 3.25m) Comprising of a base unit topped with a work surface with space and plumbing under for a washing machine. concealed central heating boiler, vinyl flooring and door to the cloakroom.

CLOAKROOM Comprising of a low flush WC, pedestal wash hand basin, radiator, vinyl flooring and extractor fan.

LANDING Taking the stairs to the first floor landing with doors off to;

BEDROOM ONE 13' 11" x 10' 1" (4.25m x 3.08m) Having a window to the front aspect, radiator, built-in storage cupboard and carpet flooring.

BATHROOM 5' 6" x 7' 1" (1.69m x 2.18m) Fitted with a white Roca suite 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. Extractor fan, electric shaver socket and cushioned vinyl flooring.

BEDROOM TWO 13' 8" x 9' 4" (4.18m x 2.85m) Having a window to the rear aspect with fitted blinds, radiator and carpet flooring

FRONT ASPECT Having a Tarmac drive to the front providing ample off road parking, courtesy lighting to the front door and a side gate to the rear garden.

REAR GARDEN Rear garden landscaped for low maintenance with gravel and a paved patio area, garden tap and electric socket.

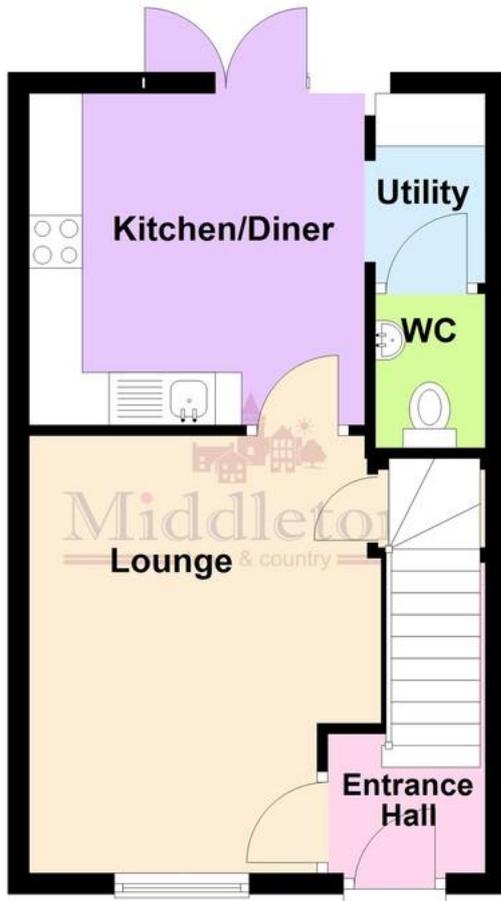
AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are







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		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 and 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.