



SHERWOOD DRIVE, MELTON MOWBRAY

Asking Price Of £189,950





PROPERTY DESCRIPTION

Four bedroom mid-terraced 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, kitchen diner, utility and cloakroom to the ground floor. Four bedrooms and a family bathroom to the first floor. Outside the property benefits from a garden to the front and a large garden to the rear.

ENTRANCE HALL

Having parquet tiled flooring, radiator and doors off to:

LOUNGE

12' 1" x 16' 8" (3.69m x 5.10m) A nicely proportioned lounge having a front facing window, two radiators, fireplace, TV point and carpet flooring.

KITCHEN/DINER

12' 0" x 15' 8" (3.66m x 4.78m) Fitted with wall, base and drawer units topped with work surfaces, stainless steel sink and drainer with mixer tap, space and plumbing for both a washing machine and dishwasher, range style cooker with extractor over. Window over looking the garden, ample room for a dining table, radiator, laminate wood flooring and door to the rear lobby.



REAR LOBBY

Having an external door to the garden and access to the utility and WC.

UTILITY ROOM

6' 0" x 8' 11" (1.85m x 2.72m) Fitted with wall and base units, radiator and tiled flooring.

WC

Low flush WC and wash hand basin.

LANDING

Having access to the loft space, and doors off to;

BEDROOM ONE

10' 4" x 12' 11" (3.15m x 3.95m) Having a front facing window, radiator, built-in wardrobe and carpet flooring.

BEDROOM TWO

11' 2" x 9' 4" (3.41m x 2.85m) Having a front facing window, radiator, built-in wardrobe and carpet flooring.

BEDROOM THREE

12' 1" x 9' 1" (3.7m x 2.77m) Having a rear facing window and carpet flooring.

BEDROOM FOUR

9' 4" x 8' 7" (2.85m x 2.64m) Having a rear facing window and carpet flooring.

BATHROOM

5' 2" x 9' 11" (1.6m x 3.04m) Comprising of a panel bath with shower over, pedestal wash hand basin and a close coupled WC. Obscure glazed window, tiled walls and vinyl flooring.

FRONT GARDEN

Formal lawn with wooden fencing to the boundaries, alleyway through to the rear garden.

REAR GARDEN

A generous east facing garden mainly laid to lawn, paved patio area adjacent to the house with a water tap and a handy brick outbuilding for storage.



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.

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Epc and Floorplan to follow

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