



**QUORN AVENUE, AB KETTLEBY**



**Asking Price Of £265,000**

**Two Bedrooms**

**Freehold**

**SEMI-DETACHED HOUSE**

**CARPORT/GARAGE AND DRIVEWAY**

**GREAT FIRST TIME BUY**

**TWO DOUBLE BEDROOMS**

**LARGE SOUTH FACING GARDEN**

**LOCAL SCHOOLS NEARBY**

**GOOD COMMUTER LINKS**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

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Occupying a generous plot this charming two bedroom semi-detached house is situated in the popular village of Ab Kettleby. Approximately three miles north of the market town of Melton Mowbray. The village has a primary school and the Sugar Loaf public house and is ideally situated for commuting to Leicester, Nottingham and Loughborough.

The accommodation on offer comprises; entrance hall, kitchen, dining room and lounge to the ground floor. Two double bedrooms and a family bathroom to the first floor. Outside the property benefits from a landscaped front garden with a generous block paved drive, carport, garage and a further generous south facing rear garden.

**ENTRANCE HALL** Ramped access to the obscure glazed door opening into the entrance hall, having stairs rising to the first floor, under stairs storage cupboard, radiator, carpet flooring and a glazed oak door through to the kitchen.

**KITCHEN** 12' 11" x 9' 9" (3.95m x 2.98m max) Fitted with a modern range of wall, base and drawer units with under lighting, topped with work surfaces. One and a half bowl stainless steel sink and drainer unit, Beko electric double oven with electric hob and extractor hood over, integrated washing machine and fridge. Window and external door to the patio, heated towel rail, LED lighting, under stairs storage, oak door to the pantry, tiled flooring and glazed oak French doors to the dining room.

**DINING ROOM** 7' 10" x 9' 8" (2.41m x 2.96m) Having French doors to the garden making a great space to entertain, radiator and carpet flooring continuing through to the lounge.

**LOUNGE** 12' 0" x 12' 6" (3.68m x 3.82m) Having a front facing window with fitted blinds, radiator, TV aerial point, feature oak beam mantle with an 8kw multi-fuel stove for cosy nights in.

**LANDING** Taking the stairs to the first floor landing having a built-in airing cupboard and oak doors off to;

**BEDROOM ONE** 9' 2" x 18' 3" (2.8m x 5.58m) Having two front facing windows allowing plenty of natural light, radiator, built-in storage cupboard and carpet flooring.

**BATHROOM** 8' 4" x 5' 7" (2.56m x 1.72m) Comprising of a panel bath with shower over, pedestal wash hand basin, low flush WC and radiator. Two obscure glazed windows with fitted blinds for privacy, tiled walls, LED lighting and vinyl flooring.

**BEDROOM TWO** 11' 7" x 9' 4" (3.55m x 2.86m) Having a rear facing window with countryside views beyond, radiator and carpet flooring.

**FRONT ASPECT** Having two five bar gates to the generous block paved drive, hard landscaped gravel beds with mature shrubs and a tree. Double timber doors to the carport.

**CARPORT** Having power and lighting and giving access to the garage and rear garden.

**GARAGE** 8' 2" x 21' 0" (2.5m x 6.42m) Having an up and over door, power and light connected, personnel door to the garden.

**REAR GARDEN** Generous south facing garden having an under cover, block paved seating area adjacent to the property, garden tap and log store. Block paved path flanked with gravel beds to one side with mature shrubs and an artificial lawn to the other side. Summer house with mains power connected and garden shed.

**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.

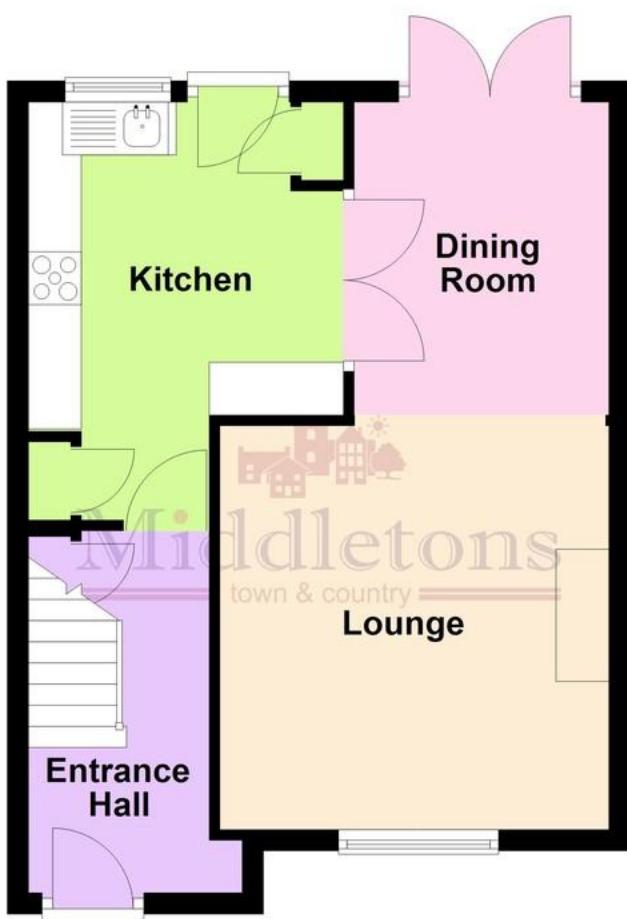
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## Ground Floor



## First Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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