



STAVELEY ROAD, MELTON MOWBRAY

Asking Price Of £225,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

SPACIOUS ACCOMMODATION

GOOD SIZED GARDEN

CLOSE TO LOCAL AMENITIES

GREAT FIRST TIME BUY

TUCKED AWAY POSITION

LOCAL SCHOOLS NEARBY

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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This spacious three bedroom family home enjoys a lovely tucked away position, 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 and kitchen diner to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from generous gardens and brick outhouses for storage.



ENTRANCE HALL Part glazed door into the entrance hall having stairs rising to the first floor, under stairs storage cupboard, radiator and laminate wood flooring.

KITCHEN/DINER 11' 11" x 12' 3" (3.65m x 3.75m) This spacious kitchen diner is fitted with a generous range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine, space for a free standing oven and housing for an under counter fridge. Two dual aspect windows allowing plenty of light to filter through, radiator, wall mounted central heating boiler and an external door through to the side porch and brick outhouses.

LOUNGE 17' 11" x 11' 4" (5.48m x 3.46m) Having three windows allowing lots of light and views of the garden, radiator, feature stone fireplace with a gas fire and carpet flooring.

LANDING Taking the stairs to the first floor landing which has hatch access with a pull down ladder to the insulated and boarded loft space with power and lighting. A handy airing cupboard and a further cupboard for storage, doors off to;

BEDROOM ONE 9' 10" x 9' 11" (3.m x 3.03m) Having views over the rear garden, radiator, built-in wardrobe and carpet flooring.

BEDROOM TWO 11' 8" x 8' 8" (3.58m x 2.65m) Having a front facing window, radiator, built-in wardrobe and carpet flooring.

BEDROOM THREE 9' 4" x 8' 9" (2.86m x 2.68m narrowing to 1.3m max) Having views over the rear garden, radiator, over stairs storage cupboard and carpet flooring.

BATHROOM 6' 2" x 6' 11" (1.88m x 2.11m) Comprising of a low flush WC, pedestal wash hand basin and a panel bath with shower over. Obscure glazed window for privacy, radiator, tiled and wood paneling to the walls and vinyl flooring.

FRONT ASPECT The property sits proudly back from the road with a green space to the front. The garden is bordered by a dwarf wall and mature hedging, there is a formal lawn with a pathway to the property with paving adjacent to the house giving access to the front door and side porch entrance.

BRICK OUTHOUSES Covered porch area giving access to the two brick outhouses which have power and lighting. External door to the rear garden.

REAR GARDEN A generous and private garden mainly laid to lawn with mature trees and hedging to the boundary. A pathway leading to a paved seating area to the rear of the garden and further crazing paving adjacent to the house makes the most of the days sun. Ample room for a garden shed and wood panel fencing to the boundary.

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.

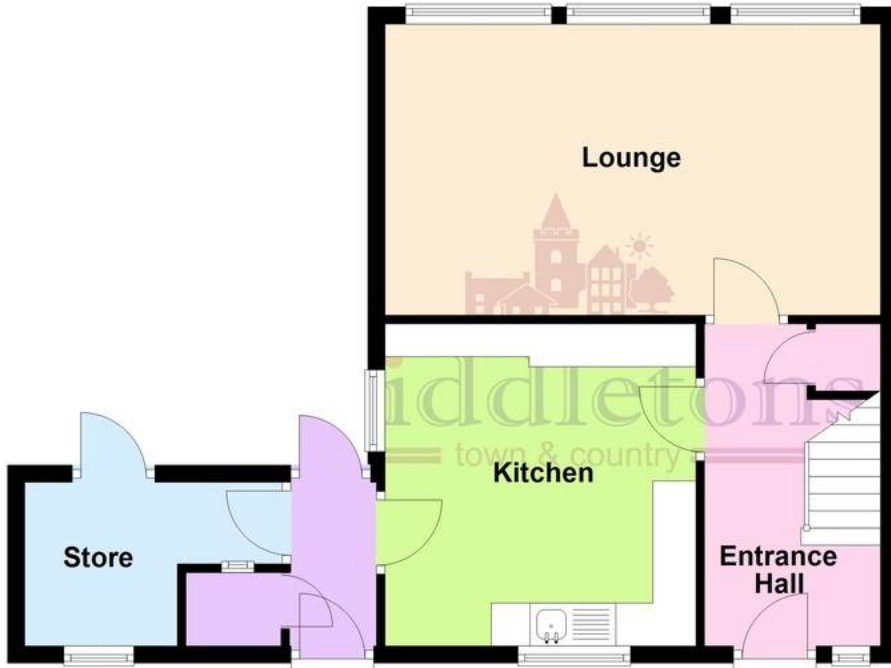
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Ground Floor



First Floor



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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.