



ABINGDON ROAD, MELTON MOWBRAY

Asking Price Of £265,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

LANDSCAPED GARDEN

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

REFURBISHED THROUGHOUT

LOCAL SCHOOLS NEARBY

**NORTH-WEST SIDE OF MELTON
MOWBRAY**

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Refurbished throughout, this beautifully presented three- bedroom semi- detached home is ready to move into. Located on the north- west side of Melton Mowbray in a popular residential area, it is within walking distance of local schools and amenities and offers convenient access to Nottingham, Newark and Leicester.

The ground floor accommodation comprises an entrance hall, a newly fitted kitchen and a spacious lounge- diner. Upstairs there are three good- sized bedrooms and a newly fitted family bathroom. Outside, the property offers ample off- road parking, a garage with a utility area and a private landscaped garden. The home has been refurbished throughout, including a full rewire, new plastering, new radiators to the ground floor and a new combi central heating boiler.



ENTRANCE HALL Having an obscure glazed door and side window into the entrance hall allowing natural light to filter through, stairs rising to the first floor, under-stairs storage cupboard, fitted meter cupboard, modern radiator and tiled flooring. Door through to the kitchen.

KITCHEN 7' 10" x 9' 8" (2.4m x 2.95m) Newly fitted with a modern range of wall, base and drawer units topped with work surfaces, together with a one- and- a- half bowl sink and drainer with mixer tap. Integrated appliances include a Beko oven and an electric hob with extractor hood over. A window overlooks the garden, and the kitchen also features fitted shelving, a cupboard housing the combi boiler, tiled flooring and an opening through to the lounge- diner.

LOUNGE/DINER 24' 10" x 10' 6" (7.59m x 3.22m) A spacious and well- proportioned room, ideal for entertaining, featuring patio doors opening onto the rear garden and a half- bay window to the front aspect. There is a decorative feature fireplace, which could accommodate a log burner if desired, along with an internet point and two modern radiators. New carpet flooring throughout completes the room.

LANDING Having a window to the side aspect, hatch to the part-boarded loft space, carpet flooring and doors off to:

BEDROOM ONE 9' 10" x 13' 10" (3.02m x 4.23m) A generous double room having a half-bay window with fitted blind to the front, radiator and carpet flooring.

BEDROOM TWO 10' 7" x 11' 9" (3.25m x 3.59m) Another double room having a rear facing window with elevated views across the town, radiator and carpet flooring.

BEDROOM THREE 8' 0" x 6' 7" (2.45m x 2.03m) A good sized single room having a front facing window with a fitted blind, radiator and carpet flooring.

BATHROOM 5' 10" x 5' 10" (1.79m x 1.79m) Newly fitted with a white suite comprising a panel bath with shower over and screen, pedestal wash hand basin, dual flush WC and a heated towel rail. An obscure glazed window with a fitted blind provides privacy, and the room is finished with tiled walls and vinyl flooring.

FRONT ASPECT Having a block- paved drive providing ample off- road parking, with a gravel bed planted with mature shrubs and hedging to the boundary for privacy. New double wooden gates lead through to the garden and garage..

REAR GARDEN This private east- facing garden offers a lovely mix of spaces to enjoy throughout the day. A paved patio sits just outside the house, providing elevated views and a perfect spot for morning coffee. Block paving runs to the side, complemented by a garden tap for convenience, and a decked seating area alongside the garage creates an inviting place to relax or entertain. Steps lead down to a well- kept formal lawn bordered with raised flower beds, together with a further paved seating area ideal for soaking up the afternoon sun.

GARAGE 16' 2" x 8' 2" (4.94m x 2.51m) Fitted with an up- and- over door, power and lighting. The garage also includes a useful utility area with a work surface, plumbing for a washing machine and space for a tumble dryer, together with a personnel door opening directly onto the decked seating area.

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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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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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