FLEMING DRIVE, MELTON MOWBRAY

Offers Over £200,000

Three Bedrooms

Freehold

Middletons
town & country

- SEMI-DETACHED HOUSE
- DOWNSTAIRS WC
- SOUTH FACING GARDEN
- CLOSE TO LOCAL AMENITIES
- GARAGE AND OFF ROAD PARKING
- CHAIN FREE
- LOCAL SCHOOLS NEARBY
- NORTH SIDE OF MELTON MOWBRAY
- COUNCIL TAX BAND B

01664 566258

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Great first time buyer opportunity offered with no onward chain. Three bedroom semi-detached house situated to the North side of Melton Mowbray. Within close proximity to the Melton Country Park, the Tesco superstore, and the vibrant town centre, while excellent commuter links provide easy access to Grantham, the A1, and the A52.

The accommodation on offer comprises; entrance hall, cloakroom, 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 a south facing garden, off road parking and a garage to the rear.

ENTRANCE HALL 6' 8" x 3' 6" (2.04m x 1.07m) Part glazed door into the entrance hall having doors to the cloakroom and lounge.

CLOAKROOM 5' 8" x 2' 9" (1.74m x 0.85m) Comprising of a low flush WC and vanity unit wash hand basin. Obscure glazed window for privacy, part tiled walls and laminate wood flooring.

LOUNGE 15' 0" x 15' 7" (4.58m x 4.76m) Having a front facing window and a further small window to the side allowing plenty of natural light, radiator, stairs rising to the first floor, laminate wood flooring and a door through to the kitchen diner.

KITCHEN/DINER 14' 11" x 8' 3" (4.55m x 2.53m) Fitted with a modern range of wall, base and drawer units topped with worksurfaces, stainless steel sink and drainer unit, space for both a washing machine and tumble dryer. Integrated electric oven with a gas hob and extractor over. Window and French doors to the rear garden, under-stairs storage cupboard, radiator and tiled flooring. One wall cabinet conceals the central heating boiler which is only 6 months old.

LANDING Taking the stair's to the first floor having a window to the side aspect and doors off to;

BATHROOM 5' 5" x 6' 1" (1.67m x 1.87m) Comprising of a panel bath with shower over complemented with a glazed shower screen, vanity unit wash hand basin providing handy storage and a dual flush WC. Obscure glazed window for privacy, radiator and vinyl flooring.

BEDROOM ONE 13' 2" x 8' 6" (4.02m x 2.6m) Having a front facing window, radiator and carpet flooring.

BEDROOM TWO 12' 5" x 8' 7" (3.81m x 2.62m) Having a front facing window, radiator, over-stairs storage cupboard and carpet flooring.

BEDROOM THREE 10' 0" x 6' 3" (3.05m x 1.91m) Having a rear facing window, radiator and carpet flooring.

FRONT ASPECT Having established shrubs in a gravel bed to the front, courtesy lighting and a pathway to the side.

REAR GARDEN The south- facing garden has been landscaped for easy maintenance, featuring mainly slate bordered by established shrub and flower beds. An undercover seating area adjacent to the house provides welcome shade, with a garden tap, courtesy lighting and a garden shed adding practicality. A rear gate offers direct access to the off- road parking and garage.

PARKING AND GARAGE Located through an arch to the rear of the property is an off road parking space in front of the single garage which has an up and over door.

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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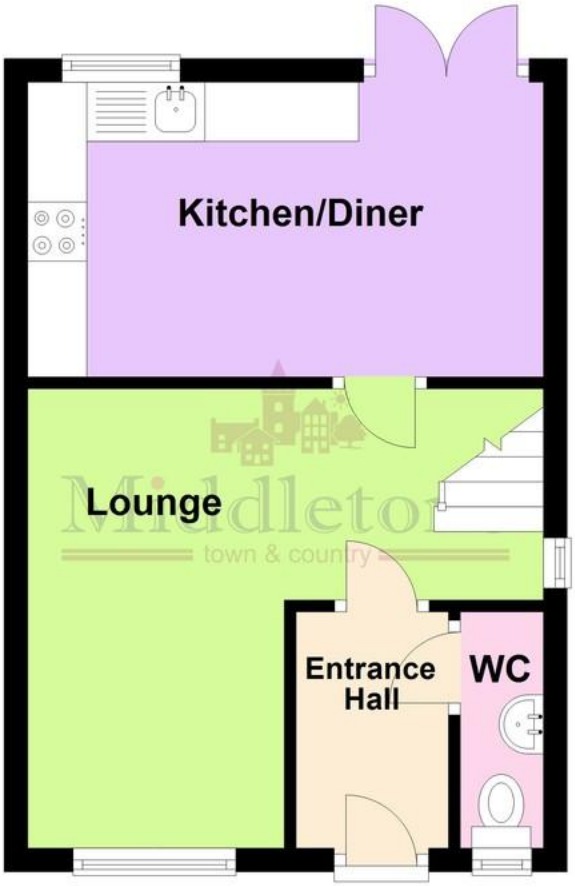
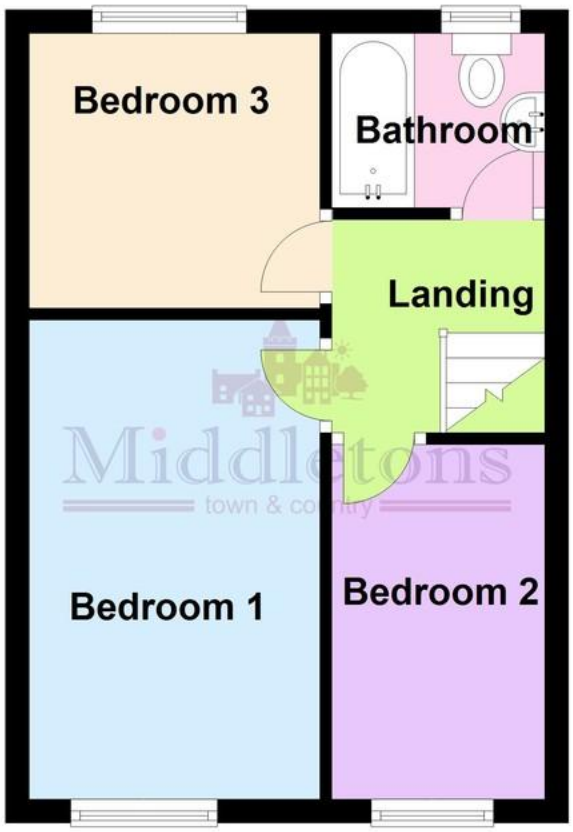
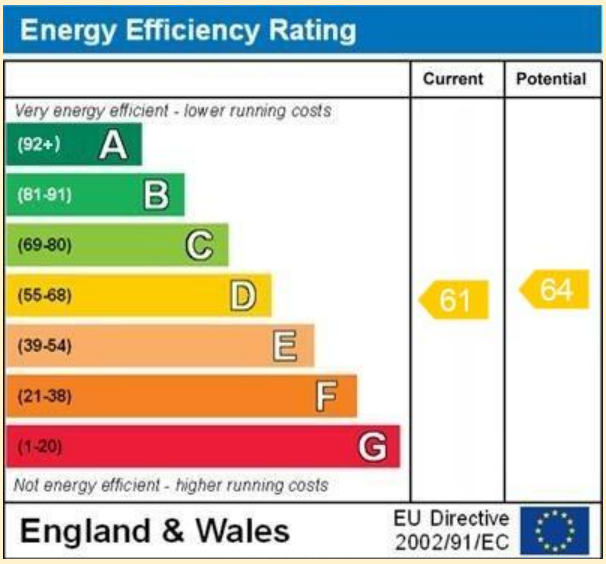
Ground Floor



First Floor



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



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THE PROPERTY OMBUDSMAN
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