



QUORN AVENUE, AB KETTLEBY

Asking Price Of £270,000

Two Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

LARGE SOUTH FACING GARDEN

GOOD COMMUTER LINKS

CARPORT/GARAGE AND DRIVEWAY

TWO DOUBLE BEDROOMS

LOCAL SCHOOLS NEARBY

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND B

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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 leads to an obscure glazed door opening into the entrance hall, where stairs rise to the first floor. The space includes an under-stairs storage cupboard, radiator and carpet flooring, with a glazed oak door through to the kitchen.

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

DINING ROOM 7' 10" x 9' 8" (2.41m x 2.96m) A bright and inviting space with French doors opening onto the garden, creating an ideal setting for entertaining. 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, radiator and TV aerial point, this cosy room features carpet flooring and a striking oak beam mantle housing an 8kw multi-fuel stove for snug evenings 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.

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.

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.

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.

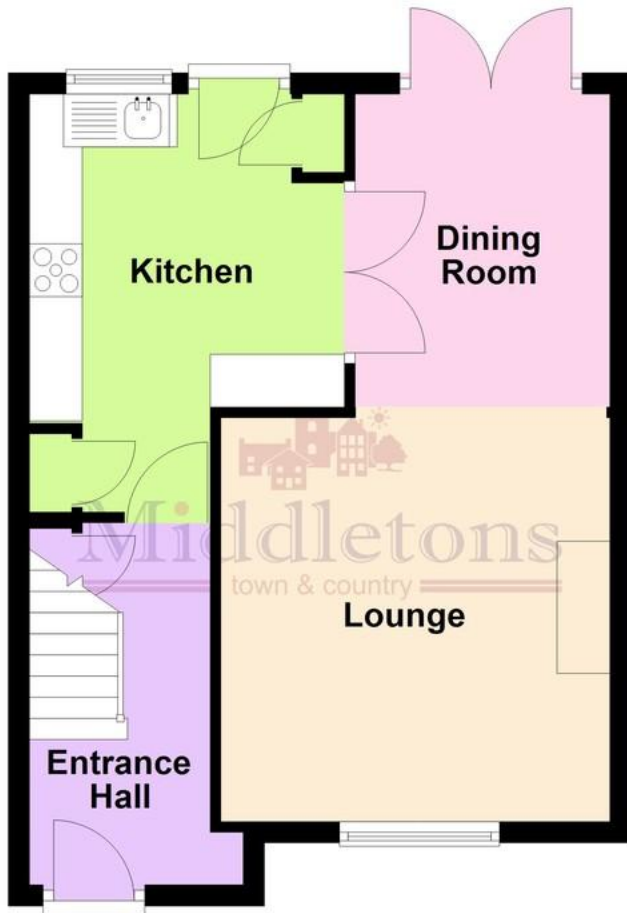
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Ground Floor



First Floor



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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THE PROPERTY OMBUDSMAN

Approved Redress Scheme

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