



CASTERTON ROAD, MELTON MOWBRAY

Asking Price Of £299,950

Three Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

GOOD SIZED GARDEN

GOOD COMMUTER LINKS

CHAIN FREE

DRIVEWAY

LOCAL SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Offered with no onward chain this beautifully presented, three bedroom detached house on a popular residential area to the south side of Melton Mowbray. Within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, cloakroom, lounge and kitchen diner to the ground floor. Three good sized bedrooms, en-suite shower room and a family bathroom. Outside the property benefits from a driveway and a good sized landscaped rear garden.



ENTRANCE HALL Having stairs rising to the first floor, radiator, Amtico flooring and doors off to;

CLOAKROOM 6' 2" x 3' 1" (1.89m x 0.95m) Comprising of a dual flush WC, pedestal wash hand basin, radiator, obscure glazed window for privacy and Amtico flooring.

LOUNGE 17' 7" x 10' 6" (5.36m x 3.21m) A nicely proportioned room having a front facing bay window with fitted blind, radiator, LED lighting, TV aerial point and Amtico flooring.

KITCHEN/DINER 17' 10" x 10' 0" (5.45m x 3.05m) A bright and contemporary space fitted with a stylish selection of wall, base and drawer units, paired with sleek work surfaces and a stainless-steel one- and-a-half bowl sink with drainer. Integrated Zanussi appliances include a dishwasher, washing machine, fridge freezer, eye-level oven and a gas hob with extractor above. An obscure glazed window provides privacy while allowing natural light to filter through, and French doors open directly onto the patio for effortless indoor outdoor dining. Additional features include a radiator, useful under-stairs storage, LED lighting, a ceiling fan and Amtico flooring

LANDING Taking the stairs to the first floor landing having a side facing window, two built-in storage cupboards, carpet flooring and doors off to;

BEDROOM ONE 11' 1" x 9' 10" (3.4m x 3.01m) Having a front facing window with fitted blind, radiator, LED fan light, wardrobes and carpet flooring.

ENSUITE 8' 0" x 3' 10" (2.44m x 1.19m) Comprising of a shower cubicle, dual flush WC and a pedestal wash hand basin. Radiator, extractor fan and cushioned vinyl flooring.

BEDROOM TWO 11' 5" x 11' 1" (3.49m x 3.4m) Having a rear facing window with fitted blind with elevated views, radiator and carpet flooring.

BEDROOM THREE 9' 11" x 8' 1" (3.04m x 2.47m) Having a rear facing window with fitted blind with elevated views, radiator, wardrobes and carpet flooring.

BATHROOM 6' 5" x 6' 4" (1.96m x 1.95m) Comprising of a panel bath with shower over complemented with a glazed shower screen, pedestal wash hand basin and a dual flush WC. Obscure glazed window for privacy, electric shaver point, radiator, LED lighting and cushioned vinyl flooring.

FRONT ASPECT A neat lawn sits to the front of the property, framed by established shrubs for a touch of greenery. A paved pathway leads to the front door, sheltered by a storm porch complete with courtesy lighting. To the side, a tarmac driveway offers generous off-road parking and continues to a gated access point leading through to the rear garden.

REAR GARDEN Beautifully landscaped across two levels, the garden enjoys far-reaching views and a wonderful sense of openness. A paved patio sits directly beside the house, ideal for outdoor dining, with a garden tap and external electrical sockets adding everyday convenience. The upper level offers a formal lawn, with steps leading down to a second lawn framed by rose beds, seasonal flowers and a mature tree to the border. Gravel and bark landscaping enhance the space, adding texture, colour and low-maintenance appeal.

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.

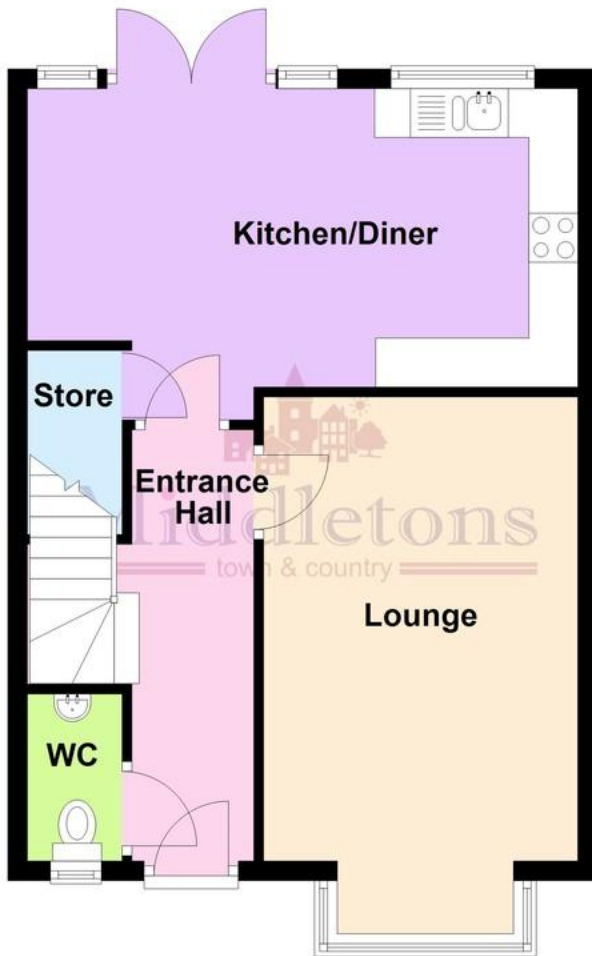
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Ground Floor



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		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.