



ELMS ROAD, MELTON MOWBRAY

Asking Price Of £229,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

SOUTH FACING GARDEN

TOWN CENTRE LOCATION

OFF ROAD PARKING

OPEN-PLAN DINING KITCHEN

LOCAL SCHOOLS NEARBY

**WALKING DISTANCE OF THE TRAIN
STATION**

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Great first time buy opportunity, having spacious accommodation with character throughout this three bedroom semi-detached house is situated in tucked away position on a no through road in the town centre of Melton Mowbray, convenient for the train station and local schools.

The accommodation on offer comprises; entrance hall, lounge and an open-plan dining kitchen to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking to the front with a good sized, south facing garden to the rear.



ENTRANCE HALL A part-glazed door opens into the porch, offering handy hanging space for coats and outerwear. A timber door then leads through to the welcoming entrance hall, where stairs rise to the first-floor landing. The hall also features an under-stairs storage cupboard, a radiator, laminate flooring, and doors through to both the lounge and the dining kitchen.

LOUNGE 12' 0" x 14' 6" (3.66m x 4.42m) Featuring a front facing walk-in bay window, radiator, a decorative feature fireplace, and carpet flooring.

KITCHEN/DINER 17' 11" x 10' 8" (5.47m x 3.27m) A fantastic open-plan dining area flows seamlessly into the kitchen, with French doors opening onto the decked seating area making an ideal spot for entertaining. The kitchen is fitted with a generous range of modern wall, base and drawer units, topped with return work surfaces and a stainless-steel sink and drainer with mixer tap. There is space and plumbing for both a washing machine and a dishwasher, along with an integrated electric oven and gas hob with extractor hood above. A window to the side aspect brings in natural light, while laminate wood flooring runs throughout. The dining area also offers space for a freestanding fridge-freezer and includes a radiator.

LANDING Taking the stairs from the entrance hall to the first floor having a window to the side aspect, loft access hatch, carpet flooring and doors off to;

BEDROOM ONE 10' 9" x 14' 6" (3.29m x 4.42m) A spacious double bedroom featuring a front facing walk-in bay window, radiator and carpet flooring.

BEDROOM TWO 11' 9" x 10' 2" (3.6m x 3.1m) Having a rear facing window with views of the church, radiator, fitted wardrobe and carpet flooring.

BEDROOM THREE 7' 8" x 6' 9" (2.35m x 2.07m) Having a front facing window, radiator and carpet flooring.

BATHROOM 6' 1" x 5' 8" (1.86m x 1.73m) Comprising a vanity-unit wash hand basin and low-flush WC, along with a panel bath featuring a mains shower over and a folding shower screen. An obscured double-glazed window provides privacy, radiator and vinyl flooring.

FRONT ASPECT A graveled driveway with a block-paved border provides off-road parking, with gated access leading through to the rear garden.

REAR GARDEN A beautifully private, south-facing rear garden, thoughtfully landscaped to offer an elevated decked seating and barbecue area with lovely views towards St Mary's Church. Steps lead down to a formal lawn, with a paved pathway guiding you to an additional seating area beneath a pergola complete with lighting, perfect for relaxed summer evenings. The garden also features a fully powered summer house with Wi-Fi, ideal as a home office or creative space, along with ample room for a hot tub, a garden shed, and an outside tap. Wood-panel fencing encloses the boundary, with gated access returning to the front.

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.

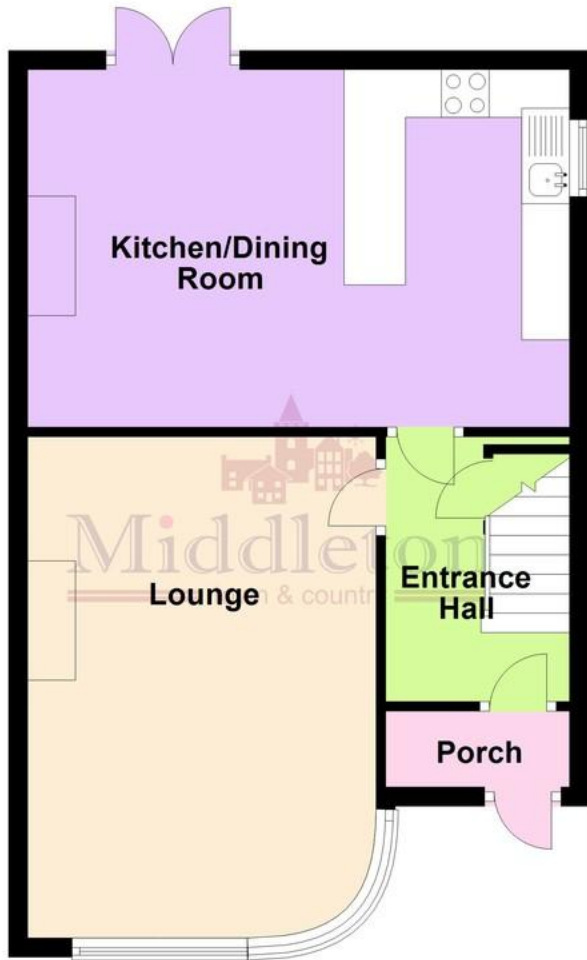
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Ground Floor



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		87
(69-80) C		
(55-68) D	65	
(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

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