



SALISBURY AVENUE, MELTON MOWBRAY

Asking Price Of £200,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

MODERN DECOR

GOOD SIZED GARDEN

AMENITIES CLOSE BY

DRIVEWAY

TWO RECEPTION ROOMS

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

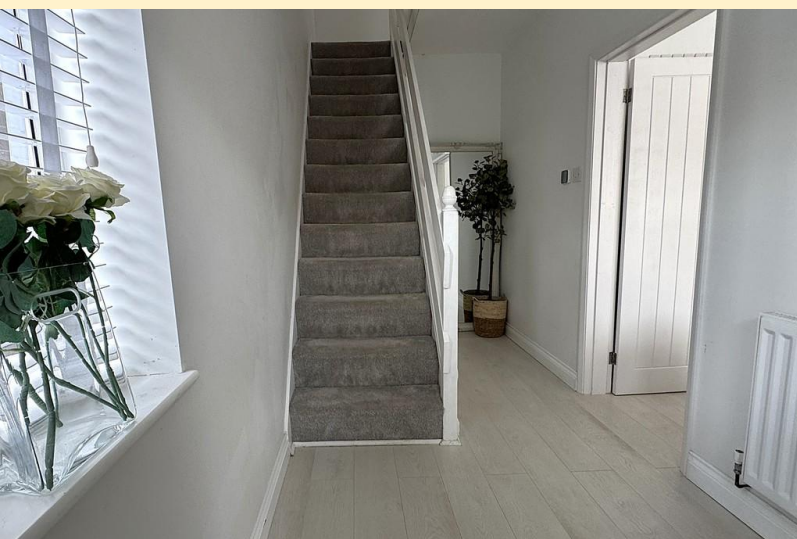
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Immaculately presented and ideally positioned, this charming three-bedroom semi-detached home sits on the sought-after north side of Melton Mowbray, just a short stroll from well-regarded schools, everyday amenities, and the town centre.

The accommodation on offer comprises; porch, entrance hall, lounge, dining room and breakfast 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 garden to the rear.



PORCH The glazed porch invites natural light while offering a practical buffer from the outdoors with a door opening into a bright and airy entrance hall.

ENTRANCE HALL The entrance hall is brightened by a side window dressed with a fitted blind, while laminate wood flooring adds a sleek, modern touch underfoot. A staircase rises to the first floor with a handy under stairs storage cupboard radiator and doors lead off to;

LOUNGE 11' 6" x 12' 10" (3.53m x 3.92m) Step into a living space that radiates warmth and modern simplicity, a generous walk-in bay window dressed with a fitted blind to the front aspect invites natural light to flood the room. Fitted radiator, TV aerial point, and laminate wood flooring continues through to the dining room.

DINING ROOM 11' 5" x 14' 2" (3.49m x 4.32m) Having patio doors that open directly onto the rear garden, perfect for entertaining, radiator, LED lighting and laminate wood flooring.

KITCHEN 18' 2" x 5' 10" (5.56m x 1.78m) The kitchen is fitted with a generous range of wall, base and drawer units finished with durable worktops, creating a streamlined prep area. A stainless-steel one-and-a-half bowl sink with a sleek mixer tap, dedicated spaces for a freestanding cooker, washing machine plumbing, and room for both a fridge-freezer and tumble dryer. Dual-aspect windows flood the room with natural light, and an external door leads straight to the garden. Fitted radiator and vinyl flooring.

LANDING Taking the stairs to the first floor landing having a window to the side aspect, hatch to the loft space and doors off to;

BEDROOM ONE 12' 5" x 10' 1" (3.80m x 3.08m) Having a front facing window dressed with a fitted blind, radiator and carpet flooring.

BEDROOM TWO 11' 0" x 9' 9" (3.36m x 2.98m) Another good sized double room having a window to the rear aspect, thoughtfully designed bespoke wardrobes offer ample storage, radiator and carpet flooring.

BEDROOM THREE 7' 7" x 8' 11" (2.32m x 2.72m) A good sized single bedroom having a front facing window, radiator and carpet flooring. Ideal as a child's bedroom or home office space.

BATHROOM 5' 10" x 5' 10" (1.79m x 1.8m) A stylish and well-appointed space featuring a paneled bath with a mains fed shower above, offering both a riser and a fixed waterfall shower head complemented by a glazed screen. The vanity unit houses a wash hand basin, paired with an illuminated, steam-resistant mirror complete with integrated Bluetooth speakers. A dose-coupled, push-button WC sits neatly alongside. Natural light filters through the obscure glazed window, ensuring privacy without compromising brightness. Additional comforts include a heated towel rail and fully tiled walls and flooring for a polished, easy-care finish.

FRONT ASPECT Driveway to the front providing ample off road parking, side gate to the rear garden.

REAR GARDEN Hard landscaping adjacent to the house offers a practical transition to the outdoors, complete with a garden tap for easy maintenance. A formal lawn, edged with neat shingle borders, a further paved seating area at the top of the garden makes the most of the day's sun, perfect for unwinding. Wood panel fencing and mature boundary hedging provide a sense of seclusion, wrapping the space in natural privacy.

AGENTS NOTE 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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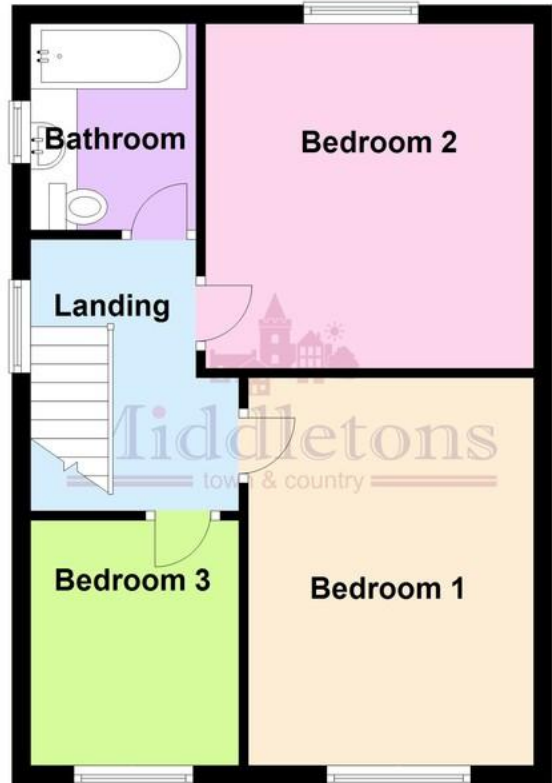




Ground Floor



First Floor



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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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
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