



WEAVER GREEN, MELTON MOWBRAY

Offers Over £260,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FAMILY HOME

GENEROUS GARDEN

CLOSE TO LOCAL AMENITIES

OFF ROAD PARKING

THREE BEDROOMS

LOCAL SCHOOLS NEARBY

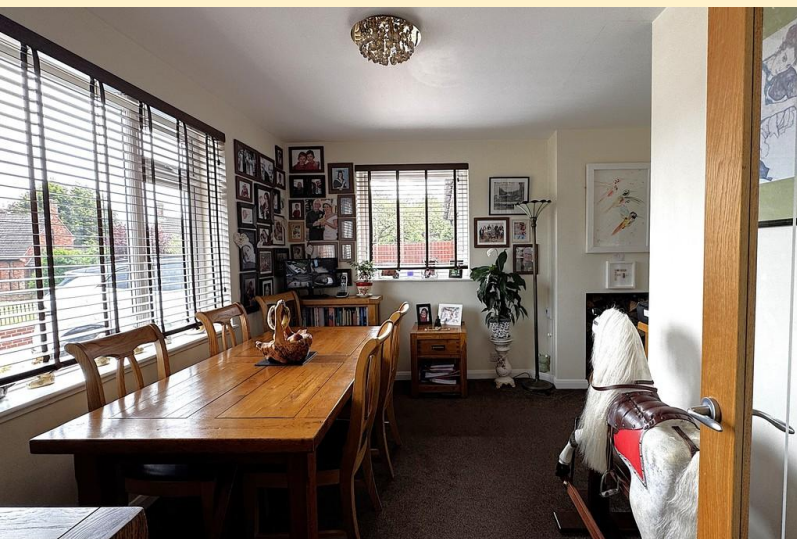
WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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This stylish three bedroom home blends modern living with character features, situated on the west side of Melton Mowbray, perfectly placed for local schools, amenities and the town centre.

The accommodation on offer comprises; porch, entrance hall, lounge, dining room, kitchen and utility room to the ground floor. Three bedrooms a family bathroom to the first floor. Outside the property benefits from ample off road parking and a beautifully landscaped, south- west facing, versatile garden with brick outbuilding.

PORCH Entered via a part-glazed door with glazed side panels, the porch provides handy storage for coats and shoes, along with a designer vertical radiator. A door then leads into the entrance hall.

ENTRANCE HALL Welcoming entrance hall with an oak staircase and under-stair storage cupboard, designer radiators, carpet flooring. Solid oak doors off to;

LOUNGE 14' 5" x 12' 2" (4.4m x 3.71m) A good sized room enjoying natural light through patio doors opening onto the rear garden, multi-fuel burner as a cosy focal point, complemented by a designer vertical radiator, TV aerial point and laminate wood flooring.

DINING ROOM 12' 0" x 12' 6" (3.68m x 3.82m max) Dual aspect windows with fitted blinds provide both light and privacy, while a charming chimney breast with log storage adds character. Carpeted throughout, and a glazed oak door connecting seamlessly to the kitchen.

KITCHEN 10' 0" x 15' 10" (3.06m x 4.85m) A stylish Howdens wall, base and drawer units paired with wood work surfaces, soft under-cabinet lighting, and recessed ceiling spot lights. Composite sink with water softener sits beneath a garden-facing window with roller blind, space and plumbing for a dishwasher. Integrated AEG appliances include a fridge freezer, eye-level oven and grill, and an induction hob with extractor hood. Mediterranean hexagon porcelain tiled flooring with underfloor heating, two designer radiators, an external stable door leads to the side completes this beautifully finished space. A solid oak half-glazed door leads into the utility room.

UTILITY ROOM 6' 5" x 8' 3" (1.97m x 2.54m) Matching wall and base units with oak work surfaces, space and plumbing for a washing machine and tumble dryer. Tiled flooring matches the kitchen, and a discreet cupboard matching the kitchen houses the boiler. Window and external door provide access to the front.

LANDING Taking the oak staircase to the first floor, large storage cupboard with solid oak door. The landing has a hatch with pull down ladder to the boarded loft space. Oak doors off to;

BEDROOM ONE 12' 3" x 8' 0" (3.75m x 2.45m) Front facing, designer radiator, carpet flooring, and full height fitted sliding wardrobe for maximum storage, built-in storage cupboard.

BEDROOM TWO 8' 6" x 11' 9" (2.6m x 3.59m) Rear-facing with two built-in wardrobes, storage above, and designer radiator. Fully carpeted flooring.

BEDROOM THREE 8' 8" x 9' 1" (2.65m x 2.78m max) Front-facing with over-stairs fitted wardrobe with storage above and designer radiator.

BATHROOM 6' 1" x 6' 10" (1.87m x 2.09m) Comprising of tiled panelled bath with, shower over complemented by a glazed shower screen, vanity unit wash hand basin with storage above and below, dual-flush WC, heated mirror, designer radiator, tiled walls, and Mediterranean hexagon porcelain floor tiles with underfloor heating. Obscure glazed window with fitted blind provides privacy.

FRONT ASPECT A generous block-paved drive provides ample off-road parking, complemented by a low-maintenance block-paved front garden, dwarf wall and cast-iron railings to the boundary. Additional features include hard-wired security cameras, courtesy lighting and a wrought-iron gate giving access to the rear garden.

REAR GARDEN The south-westerly facing rear garden is a real highlight, beautifully planned to create a series of inviting outdoor spaces. A private paved patio sits at the far end, with additional paved areas wrapping around the side and top end of the garden, providing plenty of room for seating or dining. Mature shrubs, olive and fig trees, and a rose-covered arched trellis lead into the main garden, where a lawn is edged with paving and a mature cherry tree. The main patio area enjoys an electric sun canopy, outside power points, water tap, and electricity for a water feature, and courtesy lighting, perfect for entertaining. A hot tub with electric cover may be available by negotiation. To the rear is a wooden shed, and to the side, a brick-built work shed with electric power and a good sized with log store, alongside a wrought-iron gate leading to the front garden. Stylish, practical, and ready to move into-this home perfectly blends indoor comfort with exceptional outdoor living.

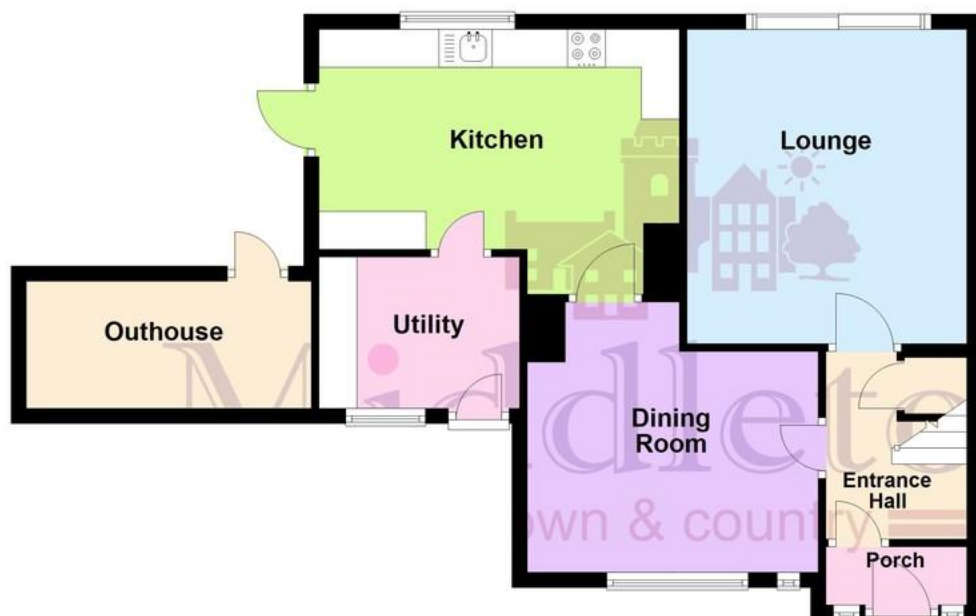
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Ground Floor



First Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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