



## FORBES AVENUE, MELTON MOWBRAY

Asking Price Of £250,000

Three Bedrooms

Freehold



MID-TERRACE HOUSE

OFF ROAD PARKING

SOUTH FACING GARDEN

NHSB BUILDERS GAURANTEE

CHAIN FREE

SPACIOUS ACCOMMODATION

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

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This beautifully presented three- storey mid- terrace, built by Taylor Wimpey, offers three generous bedrooms and a welcoming family layout. Located on the north side of town within the Melton Manor Estate, it's just moments from Melton Country Park, local schools and a range of amenities.

The accommodation on offer comprises; entrance hall, cloakroom, breakfast kitchen and a spacious lounge to the ground floor. Two double bedrooms and a family bathroom to the first floor and a generous double with fitted wardrobes and an ensuite shower room to the second floor. Outside the property benefits from two off road parking spaces and a south facing rear garden.

**ENTRANCE HALL** Entrance via a part glazed front door into a welcoming hallway, with a staircase rising to the first floor landing. There is useful under stairs storage, a tiled floor, a fitted fuse cupboard, and doors leading to the ground floor rooms

**CLOAKROOM** 5' 11" x 5' 5" (1.82m x 1.67m) Fitted with a white suite including a low- flush WC and pedestal wash hand basin with tiled splash backs, along with tiled flooring, radiator and an extractor fan for ventilation.

**LOUNGE** 15' 8" x 10' 11" (4.78m x 3.35m) Nicely proportioned lounge having French doors to the garden with side windows allowing plenty of natural light. Two light pendants, radiator and carpet flooring.

**KITCHEN/DINER** 11' 1" x 9' 2" (3.4m x 2.81m) With a window to the front, the kitchen is fitted with a range of wall, base and drawer units topped with work surfaces, concealed lighting and tiled splash backs. Features include a one- and- a- half bowl sink and drainer, integrated double oven and grill, electric hob with pull- down extractor hood, plumbing for a washing machine and space for a fridge- freezer. A wall mounted and concealed Ideal boiler , radiator and tiled flooring complete the space.

**LANDING** Taking the stairs to the first floor having a front facing window and a door to the inner landing.

**INNER LANDING** Stairs rising to the second floor and doors off to;

**BEDROOM TWO** 15' 8" x 10' 11" (4.78m x 3.35m) A generous double room having two rear facing windows, radiator and carpet flooring.

**BEDROOM THREE** 9' 5" x 8' 4" (2.89m x 2.56m) Double bedroom having a front facing window, radiator and carpet flooring.

**BATHROOM** 8' 4" x 6' 2" (2.56m x 1.88m) Fitted with a white suite including a low flush WC, pedestal wash hand basin and a panelled bath with an independent shower and screen. Finished with tiled splash backs, tiled flooring, a heated towel rail and an extractor fan for ventilation.

**BEDROOM ONE** 15' 8" x 20' 0" (4.78m x 6.12m) Spacious double room having a walk-in dormer window and a further Velux window allowing plenty of natural light. Fitted wardrobes, radiator, carpet flooring and a door to the ensuite.

**ENSUITE** 7' 4" x 4' 9" (2.25m x 1.45m) A rear Velux window brings natural light into the ensuite, fitted with a white suite including a low flush WC, vanity unit wash hand basin and a double shower cubicle. Finished with tiled splash backs, tiled flooring, a heated towel rail and an extractor fan for ventilation.

**FRONT ASPECT** To the front, there is parking for two cars with planted flowers and shrubs, along with a storm porch featuring courtesy lighting. Shared access to the side leads through to an independent gate and the rear garden.

**REAR GARDEN** Enjoying a sunny south- facing aspect, the garden is beautifully maintained with a lawn, planted shrubs and a patio area ideal for outdoor seating. Side gated access is provided, and the garden is enclosed by panelled fencing for privacy.

**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.

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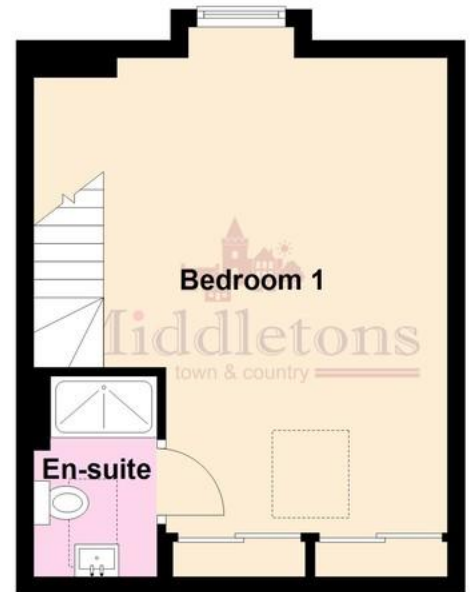
### Ground Floor



### First Floor



### Second 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+	<b>A</b>		<b>96 A</b>
81-91	<b>B</b>	<b>86 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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**THE PROPERTY OMBUDSMAN**  
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