



SHERWOOD DRIVE, MELTON MOWBRAY

Asking Price Of £170,000

Four Bedrooms

Freehold



MID-TERRACE HOUSE

KITCHEN DINER

LARGE GARDEN

CLOSE TO LOCAL AMENITIES

GREAT INVESTMENT OPPORTUNITY

FOUR BEDROOMS

LOCAL SCHOOLS NEARBY

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com





Four bedroom mid-terraced house situated to the west side of Melton Mowbray. Within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprises: entrance hall, lounge, kitchen diner, utility and doakroom to the ground floor. Four bedrooms and a family bathroom to the first floor. Outside the property benefits from a garden to the front and a large garden to the rear.



ENTRANCE HALL Having parquet tiled flooring, radiator and doors off to:

LOUNGE 12' 1" x 16' 8" (3.69m x 5.10m) A nicely proportioned lounge having a front facing window, two radiators, fireplace, TV point and carpet flooring.

KITCHEN/DINER 12' 0" x 15' 8" (3.66m x 4.78m) Fitted with wall, base and drawer units topped with work surfaces, stainless steel sink and drainer with mixer tap, space and plumbing for both a washing machine and dishwasher, range style cooker with extractor over. Window over looking the garden, ample room for a dining table, radiator, laminate wood flooring and door to the rear lobby.

REAR LOBBY Having an external door to the garden and access to the utility and WC.

UTILITY ROOM 6' 0" x 8' 11" (1.85m x 2.72m) Fitted with wall and base units, radiator and tiled flooring.

WC Low flush WC and wash hand basin.

LANDING Having access to the loft space, and doors off to;

BEDROOM ONE 10' 4" x 12' 11" (3.15m x 3.95m) Having a front facing window, radiator, built-in wardrobe and carpet flooring.

BEDROOM TWO 11' 2" x 9' 4" (3.41m x 2.85m) Having a front facing window, radiator, built-in wardrobe and carpet flooring.

BEDROOM THREE 12' 1" x 9' 1" (3.7m x 2.77m) Having a rear facing window and carpet flooring.

BEDROOM FOUR 9' 4" x 8' 7" (2.85m x 2.64m) Having a rear facing window and carpet flooring.

BATHROOM 5' 2" x 9' 11" (1.6m x 3.04m) Comprising of a panel bath with shower over, pedestal wash hand basin and a close coupled WC. Obscure glazed window, tiled walls and vinyl flooring.

FRONT GARDEN Formal lawn with wooden fencing to the boundaries, alleyway through to the rear garden.

REAR GARDEN A generous east facing garden mainly laid to lawn, paved patio area adjacent to the house with a water tap and a handy brick outbuilding for storage.

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.

THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit middletons.uk.com/Referral-Fees



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	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		