



90 Alderman Road, Melton Mowbray
£265,000

 **NEWTON FALLOWELL**

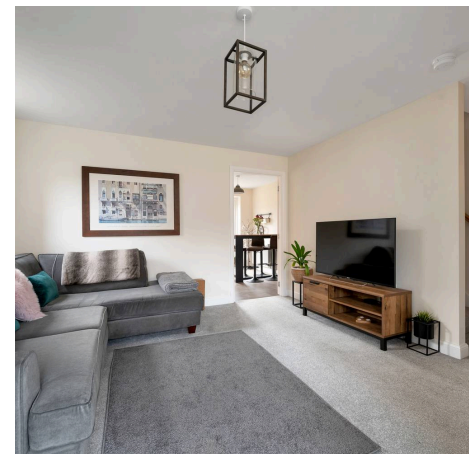
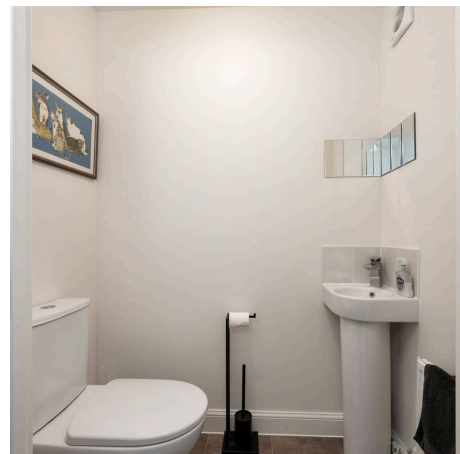
90 Alderman Road

Melton Mowbray, Melton Mowbray

This superb, modern, semi-detached house built by Barratt Homes on the Kings Meadow development has been neutrally decorated throughout and comprises in brief, entrance hall, cloakroom WC, living room and dining kitchen on the ground floor. Stairs rising to three bedrooms, the main bedroom having an en-suite shower and a family bathroom. There is a driveway providing off-road parking and gated access to an enclosed rear garden.

Accessed via a double glazed front door into the entrance hallway with wood laminate flooring and a door off to a cloakroom WC. Further door leading into a good sized living room with a window to the front aspect and one to the side, stairs rising to the first floor and door off to a modern dining kitchen fitted with a good range of wall and base units, sink and drainer, straight edge wooden worktops and splashbacks, integrated appliances to include an electric oven with a gas hob and stainless steel extractor hood above, space and plumbing for a washing machine and fridge freezer, space to dine, window and French doors to the rear aspect. Stairs rising to the first floor landing with loft access and doors off to three bedrooms, an en-suite shower room and a family bathroom having a contemporary three piece white suite comprising a low flush WC, wash hand basin and bath with an overhead shower and shower screen.

Outside to the front is a driveway providing off-road parking and gated access to an enclosed rear garden having a paved patio seating area and the remainder laid to lawn with fencing to the boundary.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Living Room

16' 4" x 11' 11" (4.98m x 3.63m)

Dining Kitchen

15' 0" x 10' 5" (4.58m x 3.18m)

Bedroom One

14' 0" x 8' 6" (4.26m x 2.58m)



Bedroom Two

10' 4" x 8' 6" (3.16m x 2.60m)

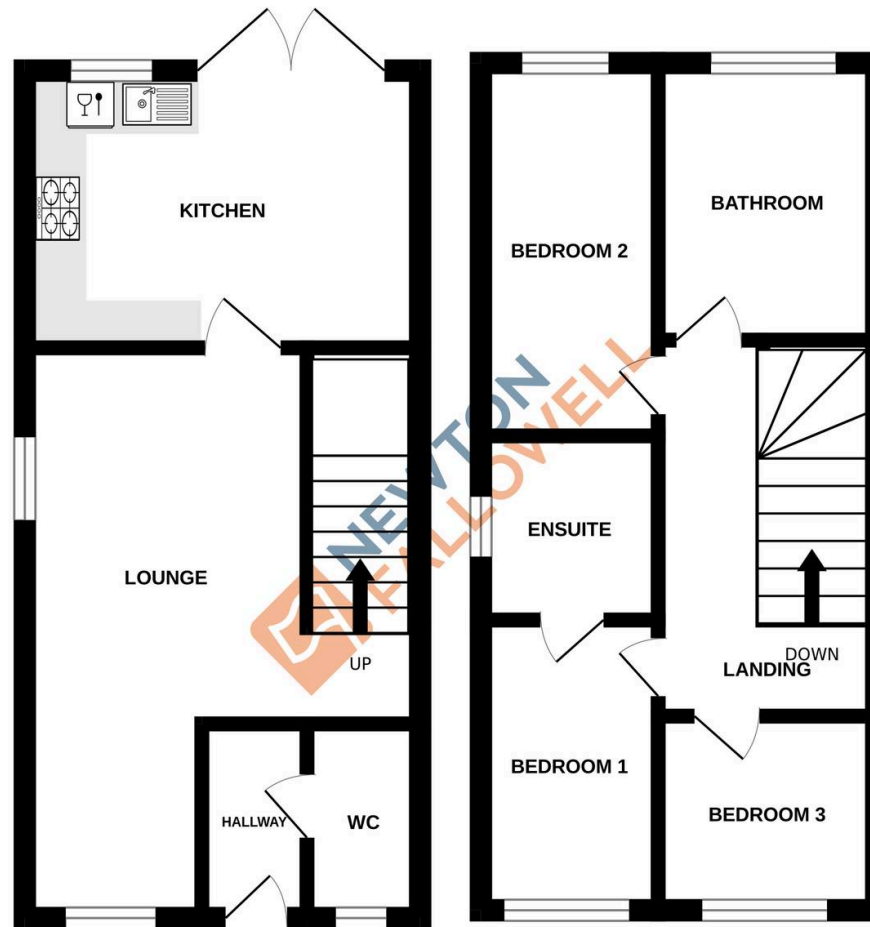


Bedroom Three

8' 10" x 6' 4" (2.69m x 1.93m)

GROUND FLOOR
232 sq.ft. (21.6 sq.m.) approx.

1ST FLOOR
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 465 sq.ft. (43.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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