



**Briston Road, Melton Constable, NR24 2DF**

**welcome to**

**Briston Road, Melton Constable**

Accommodation briefly comprising sitting room with decorative fireplace, inner lobby, dining room, kitchen, rear porch, bathroom, small landing and 3 bedrooms. Lawned garden to rear, potential off road parking.



## Entrance Door To;

### Sitting Room

12' 8" max x 10' 11" (3.86m max x 3.33m)

Working fireplace, radiator, double glazed window to front, exposed floorboards, shelving.

### Dining Room

12' 5" max x 11' 1" (3.78m max x 3.38m)

Double glazed window to porch, cupboard (with lined chimney flue, offering potential for wood burner) radiator, understairs cupboard, open plan to;

### Kitchen

8' x 7' 1" (2.44m x 2.16m)

Wall and base cabinets, worktops, electric cooker point, stainless steel sink, door to;

### Porch

Door to rear garden.

### Bathroom

Recess with space for washing machine, panelled bath with shower mixer handset, pedestal wash basin, WC, 2 double glazed windows to side, radiator.

### Small Landing Bedroom

12' 10" max x 10' 11" (3.91m max x 3.33m)

Double glazed window to front, decorative fireplace, radiator, built in cupboard.

### Bedroom

12' 10" max x 11' (3.91m max x 3.35m)

Double glazed window to rear, decorative fireplace, radiator, interconnecting with;

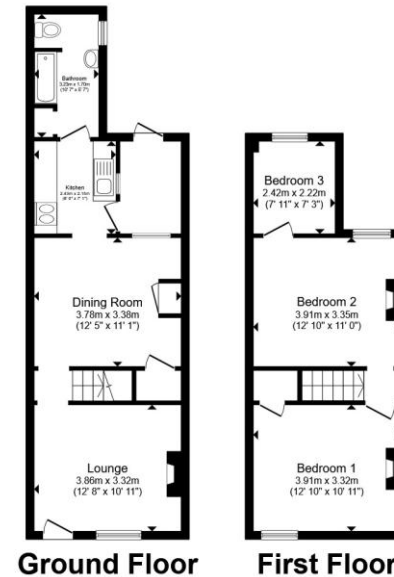
### Bedroom

7' 11" x 7' 3" (2.41m x 2.21m)

Double glazed window to rear, radiator.

### Outside

Small area to the front, lawned rear garden with panel fencing - please note neighbours have reduced the length of the rear garden to create parking space.



Total floor area 80.3 m<sup>2</sup> (864 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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welcome to

## Briston Road, Melton Constable

- Sitting Room with decorative fireplace
- Dining Room
- Downstairs bathroom
- 3 bedrooms
- Potential off road parking to the rear

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HOL106801 - 0003

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