



11 Sherwood Drive, Melton Mowbray
£235,000

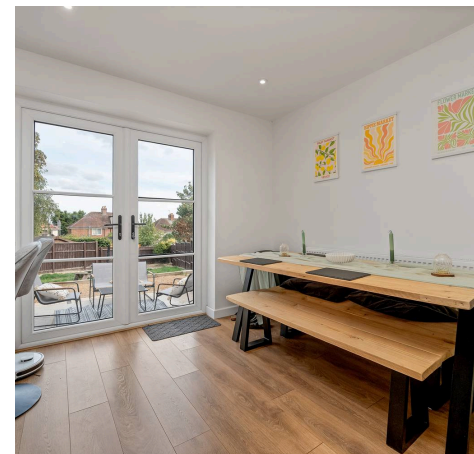
 **NEWTON FALLOWELL**

11 Sherwood Drive

Melton Mowbray

This well presented, semi-detached three bedroom home has been refurbished and renovated to a high specification and offers an ideal opportunity for the first time buyer or investor. Set back from the road, the accommodation comprises in brief, entrance hall, a superb open plan living, dining, kitchen, and stairs rising to three good sized bedrooms and a contemporary family bathroom. There is a green to the front of the property and pedestrian access to a larger than average, enclosed, rear garden, a brick outbuilding, ideal for storage and timber panel fencing to the boundaries.

Pedestrian access to the front door into the entrance hall with stairs rising to the first floor and wood laminate flooring. Door leading through to the open plan living, dining, kitchen with a double glazed bay window to the front aspect and French doors leading to the rear garden, two radiators and TV point. The wood laminate flooring continues through to the open plan living, dining, kitchen. The kitchen area has been fitted with a good range of wall and base units, black straight edge work surfaces, sink and drainer, tiled splash backs, wall mounted central heating boiler, integrated oven and hob with a stainless-steel extractor hood above, space and plumbing for a washing machine and two double glazed windows to the rear aspect. Stairs rising to the first floor landing with loft access and doors off to three bedrooms and a fully tiled family bathroom fitted with a white contemporary, three piece suite comprising a low level WC, wash hand basin set in a vanity unit and bath having an overhead shower and shower screen.





There is a green to the front of the property and gated access to a large rear garden which has a paved patio, and steps down to the remainder laid to lawn, a useful brick built outbuilding ideal for storage and timber panel fencing to the boundaries.

Viewings are highly recommended to appreciate the accommodation on offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Entrance Hall

Sitting/Dining Room

21' 7" x 13' 1" (6.58m x 4.00m)

Kitchen

9' 9" x 10' 1" (2.97m x 3.07m)

Bedroom One

11' 8" x 13' 7" (3.56m x 4.14m)

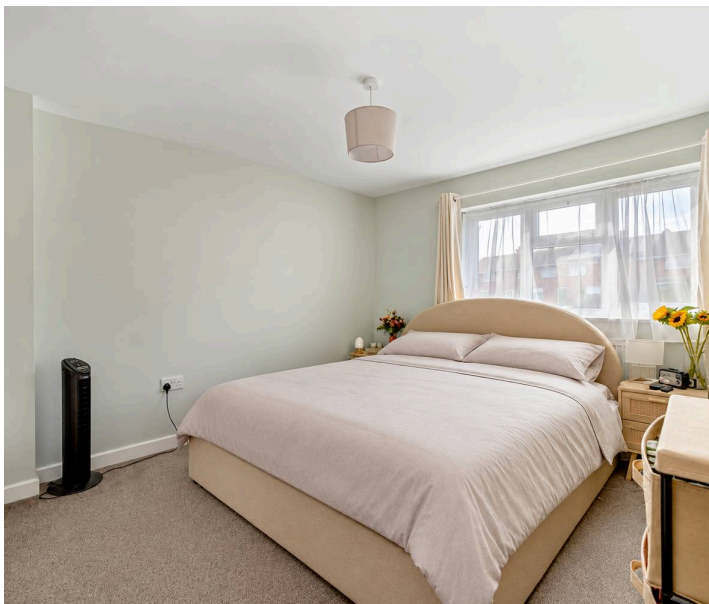
Bedroom Two

9' 5" x 13' 7" (2.87m x 4.14m)

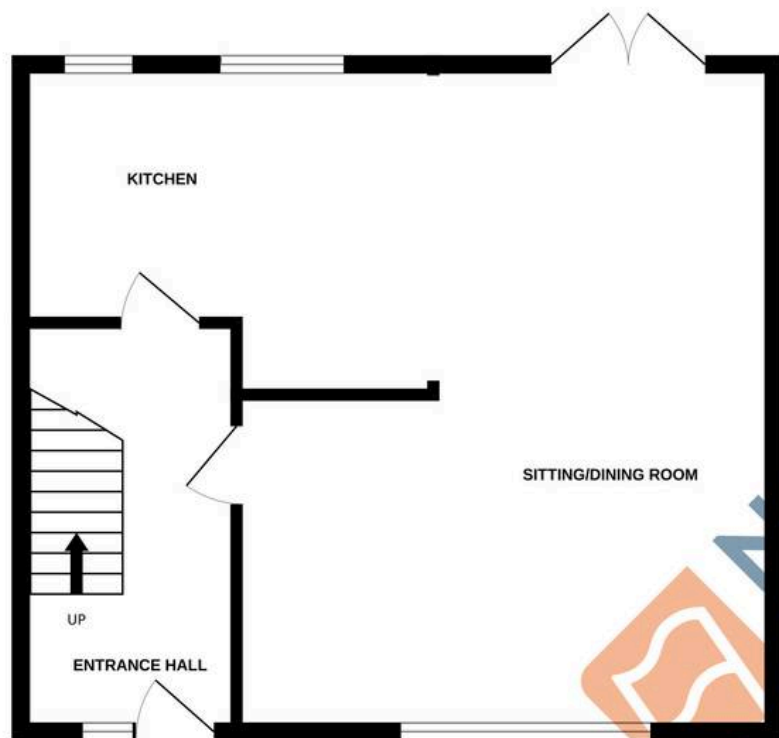
Bedroom Three

8' 10" x 7' 5" (2.69m x 2.26m)

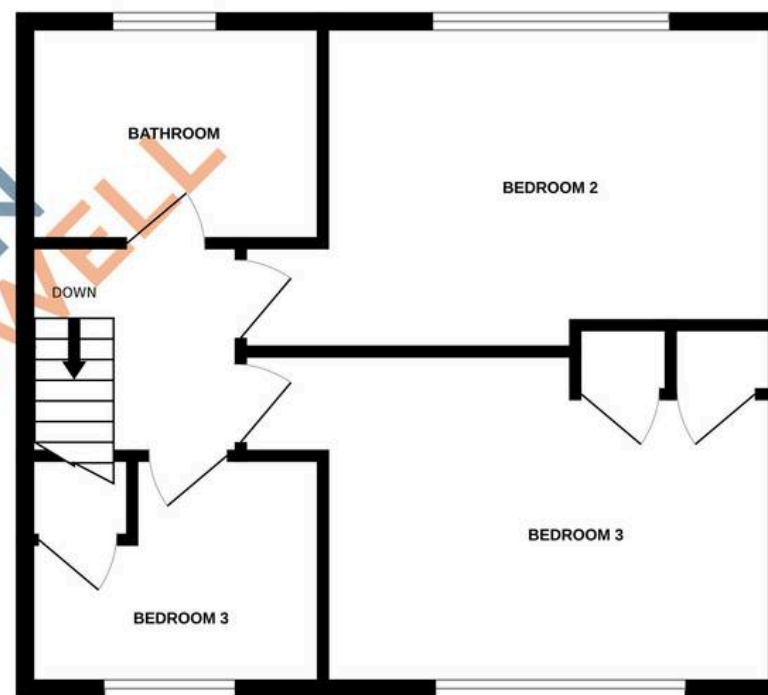
Bathroom



GROUND FLOOR



1ST FLOOR



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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