



WYMONDHAM WAY, MELTON MOWBRAY

Asking Price Of £220,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

LOW MAINTENANCE GARDEN

MELTON COUNTRY PARK NEARBY

GARAGE AND DRIVEWAY

GREAT FIRST TIME BUY

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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A great first- time buyer opportunity, offered with no onward chain and ready to move straight into. This three- bedroom semi- detached home sits on the north side of Melton Mowbray, just a stone's throw from Melton Country Park, making it an ideal choice for families seeking green space, walks and play areas close by.

The accommodation on offer comprises: entrance hall, modern kitchen and a spacious lounge diner with new flooring. Three good sized bedrooms and a newly fitted bathroom to the first floor. Outside the property benefits from ample off road parking, integral garage and a low maintenance rear garden.

ENTRANCE HALL Glazed front door, radiator, door to kitchen, newly laid flooring to the entrance hallway and through to the living room

KITCHEN 10' 1" x 6' 1" (3.08m x 1.87m) Shaker-style base and wall units and integrated appliances including lamona ove, gas hob, space for fridge freezer and washing machine, stainless steel sink, Worcester boiler.

LOUNGE/DINER 11' 10" x 18' 0" (3.61m x 5.51m) Bright lounge French doors to the garden, fireplace, gas fire, radiator, stairs to first floor

LANDING Doors to bedrooms and bathroom.

BEDROOM ONE 11' 8" x 9' 4" (3.58m x 2.85m) Front facing, radiator, mirrored wardrobes, carpet flooring.

BEDROOM TWO 8' 10" x 10' 2" (2.71m x 3.12m) Rear facing, Radiator, ceiling fan, carpet flooring.

BEDROOM THREE 7' 4" x 8' 11" (2.25m x 2.74m) Rear facing, radiator, shelving, carpet flooring.

BATHROOM 8' 0" x 8' 0" (2.45m x 2.45m) Modern three-piece suite comprising panelled bath, low flush wc and pedestal wash hand basin, radiator, vinyl flooring, linen cupboard.

FRONT ASPECT Driveway providing off road parking, shrub beds. Gate to side leading to rear garden.

GARAGE Up and over door.

REAR GARDEN Landscaped rear garden with mature greenery providing privacy from neighboring houses, paved stone patio area with textured-block retaining wall. Gravelled area with stepping stones..

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.

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