

GRANGE DRIVE, MELTON MOWBRAY

Asking Price Of £235,000

Three Bedrooms

Freehold

Middletons
town & country

- SEMI-DETACHED HOUSE
- CHAIN FREE
- GOOD SIZED GARDEN
- CLOSE TO LOCAL AMENITIES
- GARAGE AND DRIVEWAY
- CONSERVATORY
- LOCAL SCHOOLS NEARBY
- SOUTH SIDE OF MELTON MOWBRAY
- COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com











Offered with no onward chain, this three bedroom semi-detached house situated to the south side of Melton Mowbray. Within easy reach of local schools, amenities and the town centre.

The accommodation on offer comprises: entrance porch, lounge, dining room, kitchen and conservatory to the ground floor. Three bedrooms and a family shower room to the first floor. Outside, the property enjoys an attractive front garden and a generous driveway providing ample off-road parking, leading to a detached garage. The rear garden backs directly onto open countryside, creating a peaceful setting and a wonderful sense of privacy.

PORCH Glazed door and side panel into the porch with a solid wood door into the lounge.

LOUNGE 16' 6" x 12' 10" (5.05m Max x 3.93m) A bright and generously proportioned lounge enjoying a large front-facing window that fills the room with natural light. The space features a fireplace with gas fire creating an attractive focal point, along with two radiators, a TV aerial point and carpet flooring that flows seamlessly through to the adjoining dining room.

DINING ROOM 8' 11" x 10' 9" (2.72m x 3.28m) A great space for everyday dining, having a window and door opening through to the conservatory, creating a seamless flow between the two rooms. Radiator and a door leading through to the kitchen.

KITCHEN 7' 4" x 10' 3" (2.25m x 3.14m) Fitted with a range of wall, base and drawer units topped with complementary work surfaces, incorporating a stainless-steel sink and drainer. There is plumbing for a washing machine, space for a cooker and under-counter fridge freezer. A window to the side aspect provides natural light, while a door opens through to the conservatory. Further benefitting from an extractor fan, part-tiled walls and vinyl flooring.

CONSERVATORY 8' 6" x 16' 1" (2.61m x 4.92m) A wonderful addition to the property, providing a bright and versatile space to enjoy throughout the year. Featuring French doors opening onto the rear garden, fitted window blinds, wall lighting and easy-care vinyl flooring.

LANDING Taking the stairs from the lounge to the first-floor landing, having a side-facing window allowing for natural light, access to the loft space, carpet flooring and doors leading off to:

BEDROOM ONE 12' 10" x 9' 9" (3.92m x 2.99m) A generous double bedroom featuring a front-facing window that fills the room with natural light. Fitted double wardrobes provide excellent storage, complemented by a radiator and carpet flooring for comfort.

BEDROOM TWO 9' 10" x 10' 11" (3.01m x 3.33m) A generous double bedroom enjoying a rear-facing window with views of the surrounding countryside beyond. A built-in wardrobe and airing cupboard provide excellent storage, while a radiator and carpet flooring add to the room's comfort.

BEDROOM THREE 9' 11" x 6' 5" (3.04m x 1.96m) A single bedroom having a front facing window, radiator and carpet flooring.

SHOWER ROOM 6' 2" x 6' 3" (1.89m x 1.93m) Fitted with a modern suite comprising a vanity unit wash hand basin with an illuminated vanity mirror above, shower cubicle with a Mira shower, dual-flush WC and a heated towel rail. An obscure glazed window provides natural light and privacy, complemented by fully tiled walls and flooring for a stylish, low-maintenance finish.

FRONT ASPECT The property is approached via a formal lawned front garden bordered by a dwarf wall to the boundary, with steps leading to the front entrance door. A driveway to the side provides ample off-road parking and gives access to the garage.

GARAGE Detached garage having an up and over door, power and lighting.

REAR GARDEN The rear garden has been thoughtfully landscaped to create a variety of outdoor spaces. A paved patio adjacent to the conservatory provides an elevated seating area, enjoying views towards the surrounding trees and countryside beyond. Further paving leads through the garden to a timber shed and a low-maintenance gravelled area. The garden is complemented by a formal lawn and well-stocked flower and shrub borders, creating an attractive setting to enjoy throughout the seasons.

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. Please note: Exterior photos digitally brightened due to overcast conditions.

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









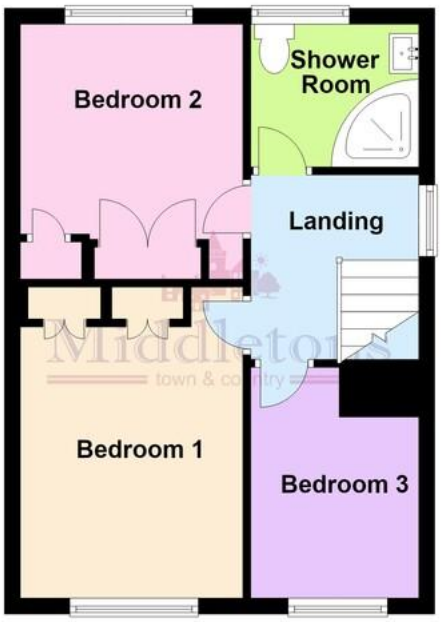




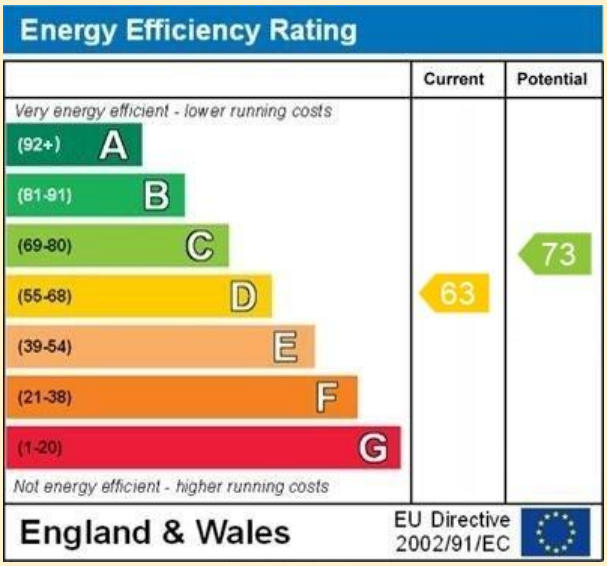
Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.



01664 566258
www.middletons.uk.com
info@middletons.uk.com

THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.