



PALMERSTON ROAD, MELTON MOWBRAY

Asking Price Of £350,000

Three Bedrooms

Freehold



DETACHED HOUSE

THREE BEDROOMS

SOUTH FACING REAR GARDEN

GOOD COMMUTER LINKS

OFF ROAD PARKING

WORKSHOP AND WC

CLOSE TO LOCAL SCHOOLS

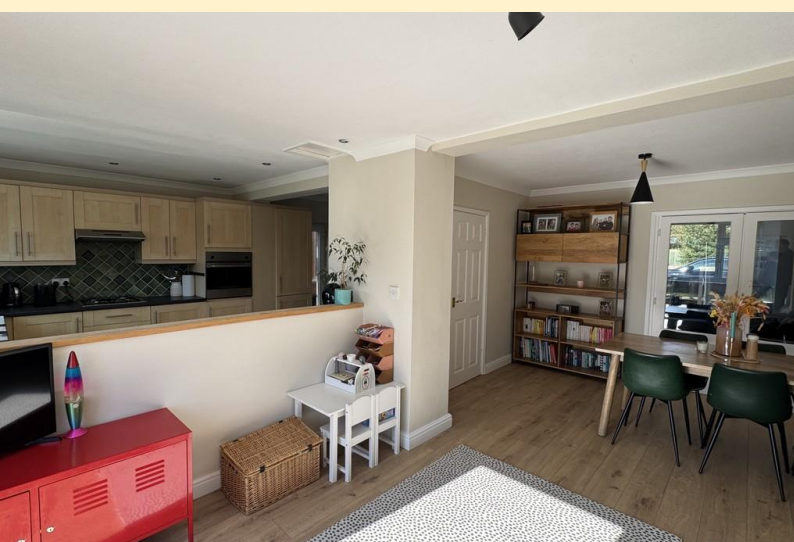
NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

info@middletons.uk.com





Beautifully presented three bedroom detached house occupying a generous south facing plot. Situated to the west of Melton Mowbray on a popular residential area within close proximity to the St Mary's primary school and local amenities with great commuter links to Nottingham, Newark and Leicester.

The accommodation on offer comprises; entrance hall, lounge, open-plan dining room, snug and kitchen to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage storage, workshop and a south facing landscaped garden.

PORCH Part glazed front door with two casement windows and a part glazed hardwood paneled door to the entrance hall.

ENTRANCE HALL Having a window to the side aspect, stairs rising up to the first floor landing, meter cupboard, radiator, laminate wood flooring and doors off to;

LOUNGE 13' 8" x 13' 8" (4.19m x 4.18m) Having a walk-in bay window to front aspect, TV aerial point, laminate wood flooring and glazed double doors to the dining room.

DINING/SITTING ROOM 11' 3" x 20' 4" (3.44m x 6.2m) Having patio doors opening onto the rear garden, two radiators, ample room for a dining table and sofas, open-plan to the kitchen counter, laminate wood flooring and door to the kitchen.

KITCHEN 20' 0" x 9' 11" (6.12m x 3.04m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, one and a half bowl sink and drainer with mixer tap over, space and plumbing for a dish washer. Integrated fridge freezer, eye level oven and gas hob with extractor hood over. Window over looking the rear garden, external door to the side passage, LED lighting and tiled flooring.

COVERED SIDE PASSAGE Part glazed doors to the front and rear, door to the garage and workshop.

LANDING Taking the stairs to the first floor landing having a window to the side aspect, hatch with a pull down ladder providing access to a part boarded and insulated loft area and doors off to;

BEDROOM ONE 13' 4" x 11' 7" (4.08m x 3.55m) A good size double bedroom with a walk-in bay window to front, radiator, built-in storage cupboard and carpet flooring.

BEDROOM TWO 12' 2" x 10' 1" (3.72m x 3.09m) Another double bedroom with a window overlooking the rear garden, radiator, airing cupboard which houses the central heating boiler and carpet flooring.

BEDROOM THREE 6' 11" x 9' 2" (2.12m x 2.8m) A dual aspect single bedroom having a window to the side aspect and a port hole style window to the front, radiator and carpet flooring.

BATHROOM 5' 9" x 7' 6" (1.76m x 2.31m) Comprising of a double ended bath tub with a shower wand and fixed waterfall shower head and glazed screen, heated towel rail, close coupled WC and a wall mounted wash hand basin. Two obscure glazed windows, fitted wall unit, LED lighting, tiled walls and flooring with electric under floor heating.

FRONT ASPECT Driveway providing ample off road parking, small lawn area bordered with a dwarf wall, side gated access to the rear garden.

GARAGE STORE 8' 9" x 22' 0" (2.68m x 6.72m) Having an up and over door, the store room forms part of the original garage, there is a sink and plumbing for a washing machine, sliding door to the workshop, window to the side and power and light connected.

WORKSHOP/WC Window to the rear, personal door to the side passage, power and light connected. Cubicle with a low flush WC.

REAR GARDEN Generous south facing landscaped rear garden, having a generous porcelain paved patio adjacent to the house with steps down to a formal lawn with raised planters and borders. Wood panel fencing secure the boundary.

AGENTS NOTE 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.







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.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 81 |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |

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 and 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.