



## MEDWAY DRIVE, MELTON MOWBRAY

Offers Over £240,000

Three Bedrooms

Freehold



DETACHED HOUSE

GREAT FIRST TIME BUY

GOOD SIZED GARDENS

CLOSE TO LOCAL AMENITIES

GARAGE AND DRIVEWAY

THREE BEDROOMS

LOCAL SCHOOLS NEARBY

COUNCIL TAX BAND C

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01664 566258

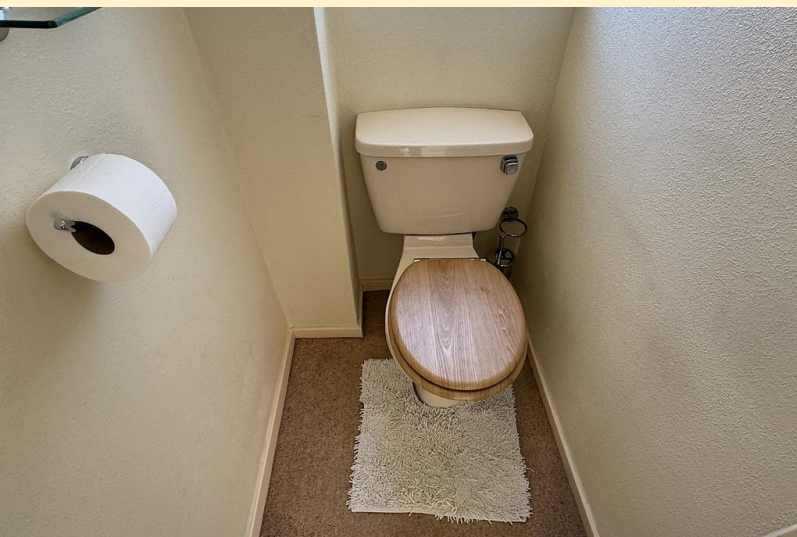
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Occupying a generous plot this three bedroom detached house situated to the south side of Melton Mowbray, within close proximity to local schools and amenities.

The accommodation on offer comprises; entrance hall, lounge diner and kitchen to the ground floor. Three bedrooms, a separate WC and a family bathroom to the first floor. Outside the property benefits from a driveway, garage and both front and rear gardens.



**ENTRANCE HALL** Part glazed door into the entrance hall, having stairs rising to the first floor landing, radiator, carpet flooring and doors off to;

**LOUNGE/DINER** 10' 7" x 19' 4" (3.25m x 5.90m) Generous and nicely proportioned room having a window to the front aspect and patio doors to the rear garden allowing plenty of natural light to flow through. Feature stone fireplace housing a gas fire, TV aerial point, radiator and carpet flooring.

**KITCHEN/BREAKFAST ROOM** 18' 10" x 8' 9" (5.75m x 2.68m) Fitted with a generous range of wall, base and drawer units topped with work surfaces, breakfast bar, stainless steel sink and drainer unit and tiled splash backs. Space and plumbing for both a dishwasher and washing machine, integrated electric oven and gas hob. Dual aspect windows make the space bright and airy, radiator, TV aerial point and carpet flooring.

**LANDING** Taking the stairs to the first floor having a window to the front aspect, radiator, carpet flooring and doors off to;

**BEDROOM ONE** 11' 10" x 10' 3" (3.62m x 3.14m) Having a window to the rear aspect with elevated views of the garden and across the town, radiator TV aerial point and carpet flooring.

**BEDROOM TWO** 7' 9" x 9' 9" (2.37m x 2.98m) Having a window to the front aspect, radiator and carpet flooring.

**BEDROOM THREE** 7' 9" x 8' 9" (2.38m x 2.69m) Having a window to the rear aspect with elevated views of the garden and across the town, radiator, built-in wardrobe and carpet flooring.

**WC** 3' 0" x 5' 10" (0.92m x 1.8m) Having a low flush WC, obscure glazed window for privacy and carpet flooring.

**BATHROOM** 4' 9" x 6' 0" (1.45m x 1.84m) Comprising of a panel bath with shower over and a pedestal wash hand basin. Obscure glazed window for privacy, radiator and carpet flooring.

**FRONT ASPECT** Having a formal lawn with flower and shrub beds to the centre and borders, driveway to the side leading to the garage and rear garden.

**GARAGE** 8' 3" x 17' 6" (2.54m x 5.35m) Detached brick garage having a manual up and over door.

**REAR GARDEN** Landscaped over two levels having a paved patio with garden tap adjacent to the house with far reaching views, steps down to the first of the two lawns planted with well established shrubs and a decorative gravel bed, steps down to the second lawn also planted with established shrubs and mature trees with hedging to boundary making a private retreat to enjoy.

**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		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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