



QUEENSWAY, MELTON MOWBRAY

Asking Price Of £180,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

GOOD SIZED GARDEN

CLOSE TO LOCAL AMENITIES

GARAGE

CHAIN FREE

LOCAL SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND A

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Offered with no onward chain, this three- bedroom semi- detached house enjoys a tucked- away position overlooking the green, creating a lovely sense of privacy and outlook. Ideally placed for local schools, amenities and the town centre, it's a superb option for first- time buyers, downsizers or investors seeking a well- located home with great potential.

The accommodation comprises an entrance hall, lounge, kitchen- diner, rear lobby and cloakroom to the ground floor. Upstairs offers two double bedrooms, a box room and a family bathroom. Outside, the property enjoys a generous rear garden and a detached garage accessed from Tudor Hill, along with a small front garden bordered by hedging for privacy.



ENTRANCE HALL Accessed via a part-glazed front door, the entrance hall features tiled flooring, a staircase rising to the first-floor landing, a radiator encased within a decorative cover, and an oak door leading through to the ground-floor accommodation.

LOUNGE 14' 7" x 10' 10" (4.47m x 3.32m) With a beautiful bay window to the front, this inviting space is bathed in natural light. Recessed LED spotlights with integrated ceiling speakers add a modern feel, complemented by a sleek contemporary wall-mounted radiator. An oak door leads through to the kitchen diner.

KITCHEN/DINER 10' 0" x 13' 5" (3.06m x 4.11m) Fitted with a generous range of wall, base and drawer units topped with work surfaces, together with tiled splash backs and a ceramic one-and-a-half bowl sink and drainer. There is housing for a freestanding fridge freezer, plumbing for both a washing machine and a dishwasher, with the dishwasher included in the sale. Integrated appliances comprise a Beko oven and a Fagor induction hob with extractor hood over. A window overlooks the rear garden, complemented by inset spotlights and ceiling speakers. The room also features a radiator, vinyl flooring, ample space for a dining table, and a door leading through to the rear lobby.

REAR LOBBY With a door leading out to the outside, useful under stairs storage, tiled flooring, and a folding door opening through to:

CLOAKROOM Comprising a dual flush WC, a wall-mounted wash hand basin and a heated towel rail, with a window to the side providing natural light and tiled flooring completing the space.

LANDING Having a window to the side, LED spotlights, a built-in cupboard housing the Worcester Bosch gas central heating boiler, and doors leading off to:

BEDROOM ONE 11' 3" x 9' 7" (3.44m x 2.94m) Having a bay window overlooking the green, two radiators, fitted sliding wardrobes and carpet flooring.

BEDROOM TWO 11' 3" x 9' 4" (3.45m x 2.87m) Having a window overlooking the rear garden, radiator, TV aerial point and carpet flooring. Hatch with a pull down ladder to the loft space.

BEDROOM THREE 6' 1" x 6' 0" (1.87m x 1.83m) Having a front-facing window, radiator and carpet flooring. An ideal space for a home office or nursery, with potential to create a toddler bed positioned over the bulkhead of the stairs.

BATHROOM 5' 5" x 7' 8" (1.66m x 2.35m) Comprising a 'P'-shaped panelled bath with electric Britan shower over and a glazed shower screen, together with a heated towel rail, a vanity-unit wash hand basin, and a dual flush WC. Two obscure glazed windows allow natural light to filter through, with mermaid panelling to the walls complemented by wood-effect vinyl flooring for a smart, contemporary finish.

FRONT ASPECT The property enjoys a low-maintenance enclosed frontage, with a gate providing access to the front garden, framed by established hedges to the boundary along with gated side access leading through to the rear garden.

REAR GARDEN The generous corner-plot rear garden offers multiple seating areas designed to capture the sun throughout the day. A paved patio sits to the side of the house and continues as a pathway towards the rear, where a garden tap and courtyard lighting are positioned. Formal lawns sweep up to the top of the garden, anchored by a mature Horse Chestnut tree that provides natural privacy and welcome shade. Behind the garage, a further private paved seating area creates an additional spot for quiet relaxation.

GARAGE Having vehicular access via Tudor Hill.

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.

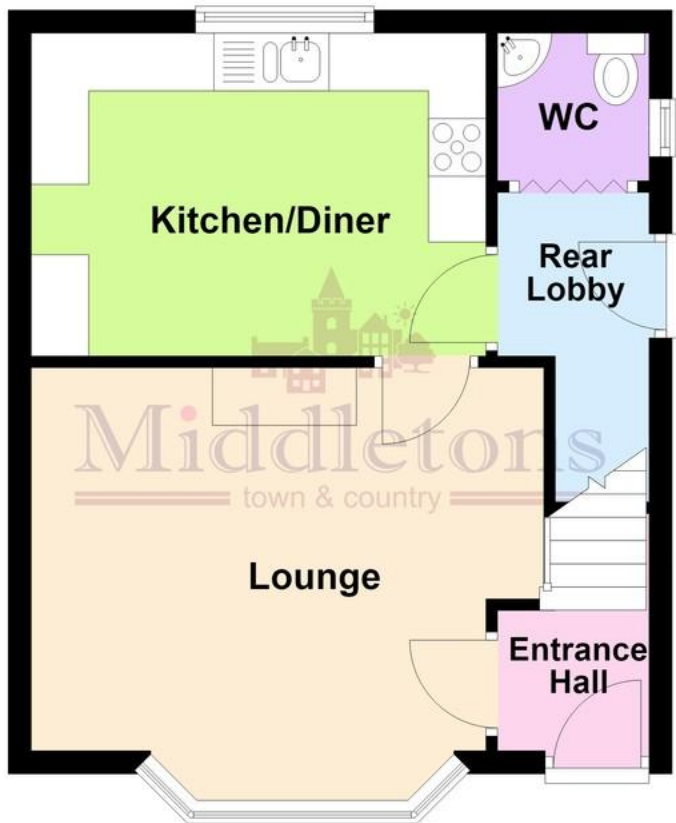
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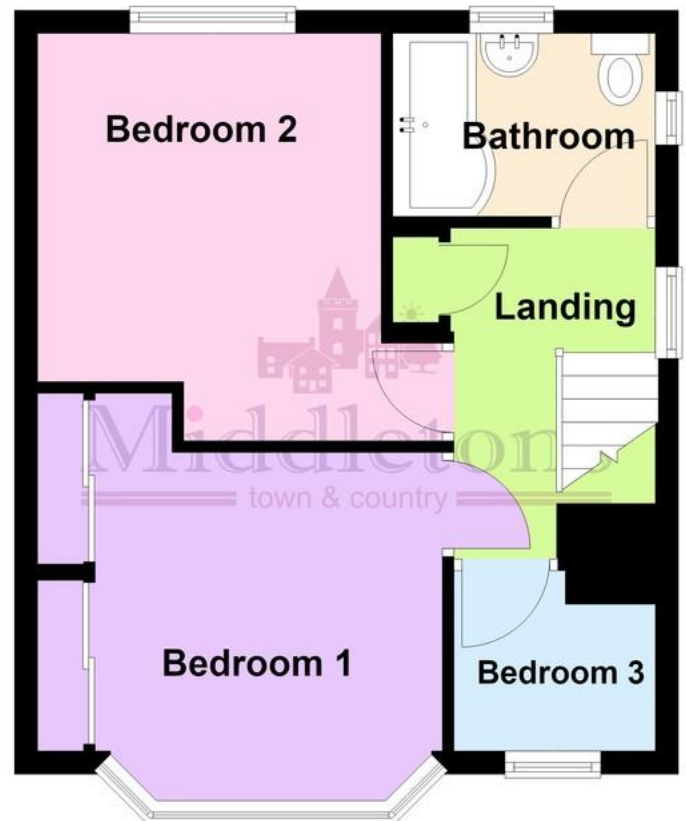




Ground Floor



First Floor



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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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THE PROPERTY OMBUDSMAN

Approved Redress Scheme

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