



BEECHWOOD AVENUE, MELTON MOWBRAY

Asking Price Of £375,000

Three Bedrooms

Freehold



50 YEARS PRESENT OWNER

ONE OF LARGEST ON BEECHWOOD

**EASY ACCESS TO A1 AND EAST COAST
MAINLINE**

DETACHED HOUSE

NEARLY 1/4 ACRE PLOT

ALMOST DUE SOUTH FACING GARDEN

CHAIN FREE

VERY QUIET YET CLOSE TO AMENITIES

COUNCIL TAX BAND D

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Nestled on the east side of Melton Mowbray on a plot of nearly a quarter of an acre, this generously proportioned three-bedroom detached house presents a fantastic opportunity to craft a home tailored to your taste. Requiring modernisation throughout, it has potential to double the floor area if desired. Ideally located within walking distance of the Melton Country park, Tesco superstore and Melton town centre with good commuter links to Grantham, the A1 and the East coast mainline railway.



The accommodation on offer comprise; entrance hall, cloakroom, spacious lounge diner, kitchen and utility area to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from a lawned front garden with a driveway and double garage. To the rear there is a very generous south facing, private rear garden.

OPEN PORCH 18' 0" x 5' 0" (5.49m x 1.52m) Providing ample coverage to the main front door and side entrance with provision to fit a feature skylight (not provided) Mahogany decorative panelling and courtesy lighting.

ENTRANCE HALL 7' 5" x 6' 9" (2.26m x 2.06m) A welcoming space bathed in natural light from the front facing window, having stairs rising to the first floor, radiator, engineered Oak wood flooring and doors off to;

CLOAKROOM 3' 2" x 6' 1" (0.98m x 1.86m) Comprising of a low flush WC and wash hand basin. Obscure single glazed window for privacy, coat hooks, shelving and carpet flooring.

LOUNGE/DINER 19' 1" x 19' 2" (5.82m x 5.84m Max - 9' 3.5" minimum width) This generous L-shaped lounge diner is filled with natural light, thanks to an obscure single glazed window from the entrance hall, two elevated windows, a further rear facing window and wide patio doors that open directly onto the garden terrace. Oak surround fireplace, two radiators, TV aerial point, ample room for a dining table, carpet flooring and a door through to the kitchen. The property has varnished oak thresholds a feature of the Calverley homes.

KITCHEN 12' 3" x 7' 10" (3.75m x 2.41m) Schreiber fitted wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit and breakfast bar with fridge and freezer under. Floor standing Ideal central heating boiler and a handy walk-in pantry. Side facing, single glazed window, strip lighting and doors to the utility area, hallway and dining room.

LANDING Taking the stairs to the first floor landing having a side facing window, hatch and ladder to the half-boarded loft space with lighting. Doors off to;

BEDROOM ONE 10' 5" x 13' 3" (3.2m x 4.04m) Having a rear facing single glazed window, radiator, fitted wardrobes with dressing table and carpet flooring.

BEDROOM TWO 11' 8" x 10' 5" (3.56m x 3.20m) Having a front facing single glazed window, shelving, radiator and carpet flooring.

BEDROOM THREE 8' 5" x 9' 1" (2.57m x 2.77m) Having a rear facing single glazed window, wardrobe, shelving, radiator and carpet flooring.

BATHROOM 5' 6" x 6' 11" (1.68m x 2.12m) Comprising of a panel bath with shower over, pedestal wash hand basin and a low flush WC. Obscure single glazed window for privacy, built-in airing cupboard concealed by a mirrored door, radiator, shelving, wall mounted electric heater and carpet flooring.

UTILITY ROOM 18' 7" x 6' 2" (5.67m x 1.88m narrowing to 0.91m) Having plumbing for a washing machine and ample room for further white goods. Electric wall heater with timer switch. Glazed external door to the front. Door leading to the Garage.

GARAGE 15' 10" x 17' 7" (4.85m x 5.38m) Larger than average double garage having a manual up and over door, power and lighting. Windows to the rear allowing natural light.

FRONT ASPECT A well tended lawn bordered with mature, ornamental hedging and holly bushes, tarmac drive providing generous off road parking and giving access to the garage. Storm porch to the front door and side access to the rear garden.

REAR GARDEN Generous and south-facing, this beautifully maintained garden offers an ideal setting for outdoor entertaining. A paved BBQ area sits to one side while a patio adjacent to the house provides the perfect spot for alfresco dining. The well tended lawn is bordered by mature flower and shrub beds, leading down to a tranquil woodland area with fruit trees and a majestic chestnut tree, an idyllic haven for birds and wildlife.

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.

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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		76
(55-68) D		
(39-54) E	40	
(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

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.