



WYNN DRIVE, MELTON MOWBRAY

Asking Price Of £339,950

Three Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

GOOD SIZED GARDEN

GOOD COMMUTER LINKS

DRIVEWAY

CONSERVATORY

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Recently built by Bloor homes this modern three bedroom detached house is situated on the outskirts of Melton Mowbray. Ideally positioned with the new bypass providing good commuter links to Nottingham, Leicester and Grantham, which has the mainline to London's Kings Cross station.

The accommodation on offer comprises; entrance hall, lounge, kitchen diner, conservatory and cloakroom to the ground floor. Three good sized bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking garage and a good sized west-facing, rear garden.

ENTRANCE HALL Part glazed door into the hallway having stairs rising to the first floor, under stair storage cupboard, radiator, vinyl flooring and doors off to;

CLOAKROOM Comprising of a low flush WC and wash hand basin, radiator and vinyl flooring.

LOUNGE 10' 8" x 16' 11" (3.26m x 5.18m) This nicely proportioned room benefits from dual aspect windows allowing plenty of light to filter through, radiator, Mitsubishi heater and aircon unit, Heta multi-fuel burner, TV aerial point and carpet flooring.

KITCHEN/DINER 9' 9" x 16' 11" (2.98m x 5.18m) Having ample room for a dining table with French doors opening onto the patio making a great space for entertaining. Fitted with a modern range of wall, base and drawer units topped with return work surfaces, ceramic sink and drainer with mixer tap over. Integrated appliances comprise of a Zanussi dish washer, washing machine, fridge freezer, electric oven and gas hob with extractor hood over. LED lighting, radiator and vinyl flooring.

CONSERVATORY 13' 0" x 8' 7" (3.98m x 2.63m) Supplied by Basfords of Nottingham the conservatory has fitted with roman blinds, having bi-fold doors to the rear garden making a great space to enjoy the garden through the seasons.

LANDING Taking the stairs to the first floor landing, radiator, storage cupboard, carpet flooring and doors off to;

BEDROOM ONE 10' 7" x 9' 6" (3.23m x 2.92m) Having a side facing window with fitted shutters, radiator, TV aerial point, fitted wardrobes and carpet flooring. Door to the ensuite shower room.

ENSUITE 9' 9" x 6' 7" (2.99m x 2.01m) Comprising of a shower cubicle, wall mounted wash hand basin and a low flush WC. Obscure glazed window for privacy with fitted blind, extractor fan, radiator and vinyl flooring

BEDROOM TWO 10' 10" x 8' 3" (3.31m x 2.53m) Having a front and side facing windows with shutter blinds, radiator and carpet flooring.

BEDROOM THREE 10' 10" x 7' 11" (3.32m x 2.43m) Having a side facing window with shutter blinds, radiator, fitted wardrobe and carpet flooring.

BATHROOM 6' 3" x 7' 3" (1.91m x 2.21m) Comprising of a panel bath with shower over and glazed shower screen, low flush WC, wall mounted wash hand basin and a heated towel rail. Obscure glazed window for privacy, electric shaver point and vinyl flooring.

FRONT ASPECT Having a tarmac tandem drive to the side providing ample off road parking and leading to the garage. Gated access to the rear garden and a paved pathway to the front door which has a storm porch and courtesy lighting.

GARAGE 10' 3" x 19' 10" (3.13m x 6.05m) Having an up and over door, power and light connected.

REAR GARDEN The west facing garden has a paved pathway adjacent to the house, power sockets and garden tap for convenience. A formal lawn leads to a paved seating area to the rear of the garage, raised planter and planted shrub borders with wood panel fencing to the boundary.

MANAGEMENT FEES There is an annual estate management fee of £127.61 (not currently payable until all phases complete).

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.



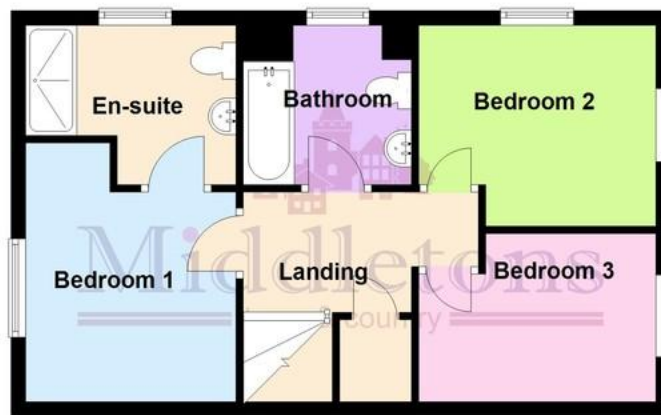




Ground Floor



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		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 and 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.