



HIGHFIELD AVENUE, MELTON MOWBRAY

Offers Over £220,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

GOOD SIZED GARDEN

CLOSE TO LOCAL AMENITIES

GARAGE AND DRIVEWAY

GREAT FIRST TIME BUY

LOCAL SCHOOLS NEARBY

**NORTH-WEST SIDE OF MELTON
MOWBRAY**

01664 566258

info@middletons.uk.com





Offered with no onward chain, this extended semi-detached home sits on the north-west side of Melton Mowbray in a well-established residential area. Within easy walking distance of local schools and everyday amenities, it also provides straightforward commuter access to Nottingham, Newark and Leicester.

The accommodation on offer comprises: entrance hall, lounge, dining room and kitchen to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and a good sized rear garden.

ENTRANCE HALL Having stairs rising to the first floor, a handy storage cupboard, radiator, carpet flooring and doors off to:

LOUNGE 10' 10" x 14' 6" (3.31m x 4.42m into bay) A well- proportioned lounge with a front bay window, inset multi- fuel burner, radiator, and TV aerial point, with glazed French doors leading through to the dining room enhancing light flow and connection between the two rooms.

DINING ROOM 8' 4" x 16' 2" (2.56m x 4.94m) Having a picture window and patio doors opening to the rear garden, this room enjoys excellent natural light and creates a brilliant space for entertaining. Wall lighting, laminate wood flooring, a radiator, and a door through to the kitchen complete the layout.

KITCHEN 10' 6" x 7' 3" (3.22m x 2.22m) Fitted with a range of wall, base and drawer units topped with work surfaces, one and a half bowl sink and drainer unit, space and plumbing for a washing machine and a freestanding cooker with extractor hood over. Window and an external door to the garden and vinyl flooring.

LANDING Having a window to the side aspect, airing cupboard, carpet flooring and doors off to:

BEDROOM ONE 10' 1" x 10' 8" (3.08m x 3.26m) A good sized double having a front facing window, radiator and carpet flooring.

BEDROOM TWO 10' 9" x 8' 7" (3.29m x 2.64m) Another good sized double having a rear facing window with views of the garden, radiator and carpet flooring.

BEDROOM THREE 6' 7" x 6' 7" (2.01m x 2.03m) A generous single having a front facing window, radiator and carpet flooring.

BATHROOM 5' 2" x 7' 11" (1.58m x 2.43m) Comprising of a panel bath with shower over and glazed shower screen, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, mermaid boarding to the splash areas and tiled flooring.

FRONT ASPECT Having a driveway providing ample off- road parking leading up to the garage, the front offers a low- maintenance gravel garden planted with mature trees and shrubs for privacy and framed by a dwarf wall. Gated access leads through to the rear garden.

GARAGE Having an up and over door, power and lighting, personnel door to the garden.

REAR GARDEN A generous rear garden featuring a gravel and paved seating area adjacent to the house, along with a garden tap. A formal lawn sits beyond, bordered by mature trees and shrubs, with wood panel fencing enclosing the boundary.

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.

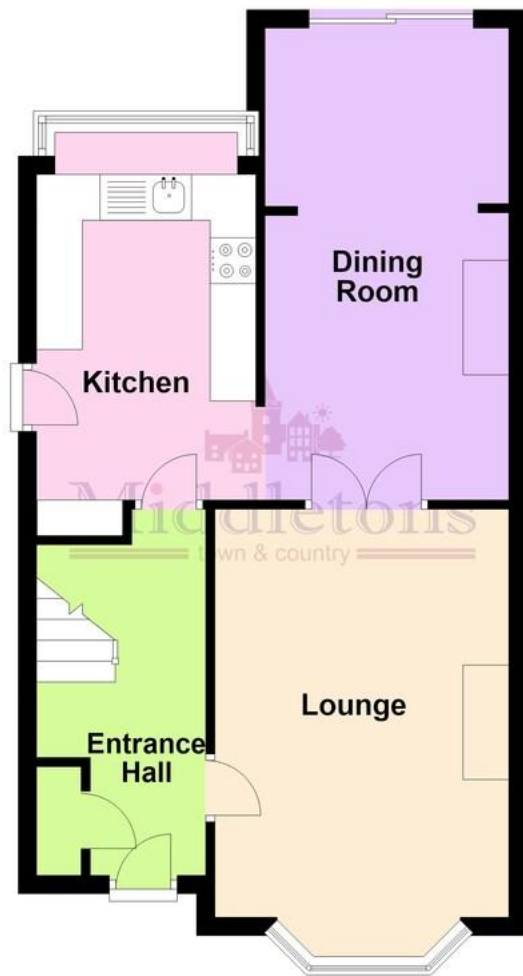
THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit middletons.uk.com/Referral-Fees



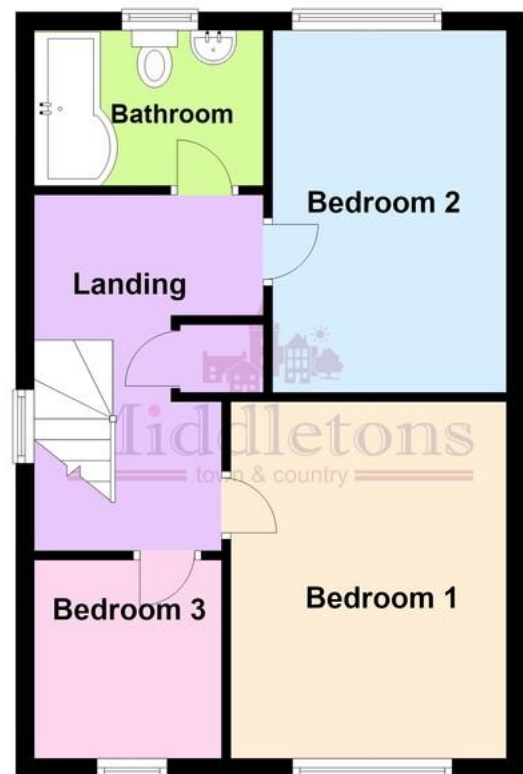




Ground Floor



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.