



CLOVER DRIVE, MELTON MOWBRAY

Asking Price Of £240,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

OVERLOOKING GREENSPACE

LANDSCAPED GARDEN

LOCAL AMENITIES CLOSE BY

DRIVEWAY AND CARPORT

CHAIN FREE

SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Offered with no upward chain, this three Bedroom semi-detached house tucked away on a quiet drive with views over the green. Situated on to the south side of Melton Mowbray, within close proximity to local amenities and both primary and high schools.

The accommodation on offer comprises; entrance hall, lounge and kitchen diner to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, carport and a landscaped rear garden.



ENTRANCE HALL Having stairs rising to the first floor, carpet flooring and door through to the lounge.

LOUNGE 16' 0" x 9' 9" (4.88m x 2.99m) Having a window to the front aspect, radiator, gas fire, TV aerial point and laminate wood flooring.

KITCHEN/DINER 9' 0" x 13' 8" (2.76m x 4.18m) Fitted with a range of wall, base and drawer units topped with work surfaces, sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, integrated Hotpoint oven and gas hob with extractor over. Window and external door to the rear garden, under stairs storage cupboard, space for a freestanding fridge freezer, radiator, inset LED lights and tiled flooring.

LANDING Taking the stairs to the first floor landing having an airing cupboard, loft hatch with pull down ladder to the boarded loft space with lighting and doors off to;

BEDROOM ONE 13' 9" x 9' 4" (4.2m x 2.86m) Having a window with fitted blind overlooking the rear garden, radiator and carpet flooring.

BEDROOM TWO 6' 4" x 10' 0" (1.94m x 3.06m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 7' 1" x 7' 1" (2.16m x 2.16m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 6' 11" x 5' 8" (2.11m x 1.73m) Comprising of a panel bath with a Mira shower over, vanity unit wash hand basin and a low flush WC. Obscure glazed window, radiator, part tiled walls and vinyl flooring.

FRONT ASPECT Enjoying an enviable position with open green space stretching to the front and side, enhancing both outlook and privacy. A generous tarmac driveway offers ample off-road parking and access to the carport, storm porch and courtesy lighting to the front door.

CARPORT Having an up and over garage door, power and lighting. Garden shed with power connected.

REAR GARDEN Private, east facing landscaped garden having a patio area adjacent to the house with a timber sun-house connected to power, garden tap, formal lawn with gravel borders planted with mature trees and shrubs. At the top of the garden there are steps down to a paved seating area, a great space to make the most of the days sun. Wood panel fencing secures the boundary.

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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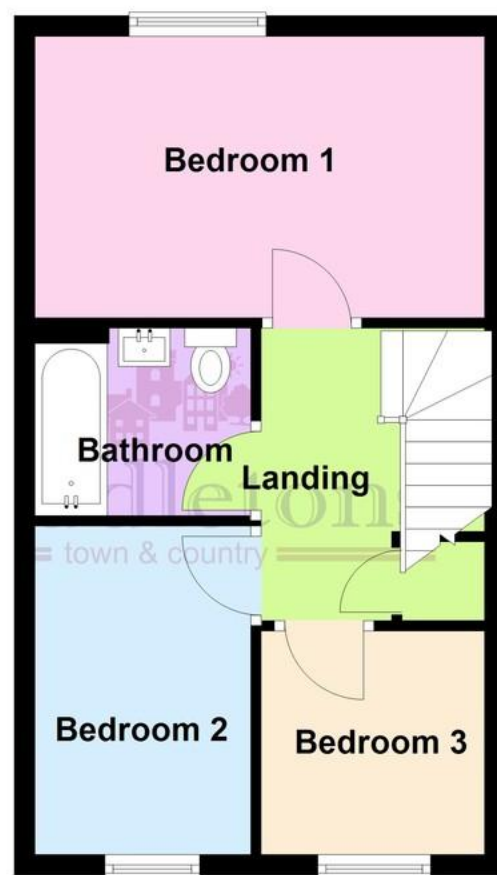




Ground Floor



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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		

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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.