



PRINCESS DRIVE, MELTON MOWBRAY

Asking Price Of £239,950

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

LOW MAINTENANCE GARDEN

GOOD COMMUTER LINKS

GENEROUS DRIVEWAY

THREE BEDROOMS

LOCAL SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND A

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Beautifully presented three bedroom semi-detached house situated 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 shower room to the first floor. Outside the property benefits from very generous off road parking to the side, and both front and rear gardens.



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

LOUNGE 12' 3" x 14' 8" (3.75m x 4.48m) Having a window to the front aspect with fitted blind, radiator, feature wood fireplace with gas fire and tiled hearth, TV aerial point, carpet flooring and a pine wood door to the kitchen diner.

KITCHEN/DINER 10' 4" x 17' 9" (3.15m x 5.42m)
Beautifully appointed kitchen having a range of modern wall and base units with soft under lighting topped with work surfaces, one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for a washing machine, housing for a tumble dryer, space for a freestanding cooker with a Cooke and Lewis extractor hood over. Window and external door to the garden, a further window to the side aspect making the space naturally light, wood effect vinyl flooring and radiator.

LANDING Taking the stairs to the first floor landing having a window to the side aspect, hatch with pull down ladder to the loft space which houses the Ideal Logic central heating boiler. Pine wood doors off to;

BEDROOM ONE 10' 5" x 12' 4" (3.18m x 3.78m) Having a window to the front aspect with fitted blind, radiator and carpet flooring.

BEDROOM TWO 10' 2" x 11' 8" (3.1m x 3.56m) Having a window to the rear aspect with fitted blind, radiator, built-in storage cupboards and carpet flooring.

BEDROOM THREE 5' 2" x 7' 1" (1.58m x 2.18m x 2.96m)
Currently used as a dressing room, having a window to the front aspect with fitted blind, radiator, over stair storage and carpet flooring.

SHOWER ROOM 5' 10" x 7' 7" (1.78m x 2.32m)
Comprising of a walk-in shower cubicle with a fixed waterfall shower head and shower riser, heated towel rail, vanity unit wash hand basin and close coupled WC. Obscure glazed window, extractor fan, LED lighting and cushioned vinyl flooring.

SIDE PARKING Generous graveled drive which has wood panel fencing and double gates securing the area. Ideal for motor home and caravan storage. Electric socket, security lighting and CCTV cameras.

FRONT GARDEN Gravel bed planted with a variety of shrubs and flowers bordered with mature hedging.

REAR GARDEN This west facing garden has been hard landscaped for easy maintenance, having hot and cold water taps, electric sockets, courtesy lighting, space for a garden shed, wooden Pergola, wood panel fencing to the boundary and a side gate to the front.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middleton's, 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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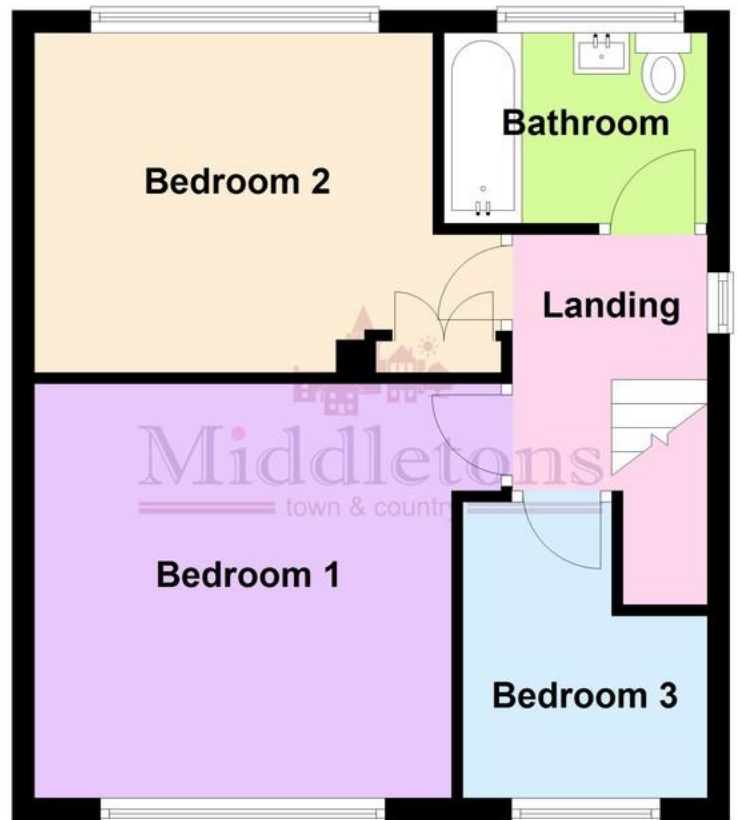




Ground Floor



First Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.