

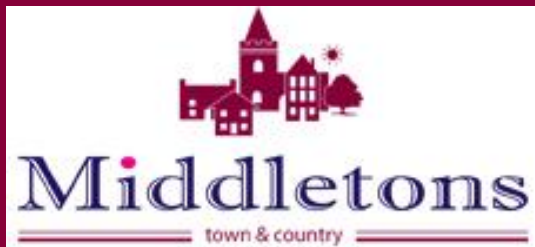


**WALTHAM ON THE WOLDS, MELTON**

**MOWBRAY**

**Asking Price Of £330,000**

**Three Bedrooms**



**DETACHED HOUSE**

**DOWNSTAIRS WC**

**WEST FACING GARDEN**

**LOCAL AMENITIES**

**DRIVEWAY AND GARAGE**

**ENSUITE SHOWER ROOM**

**LOCAL SCHOOLS NEARBY**

**GOOD COMMUTER LINKS**

**COUNCIL TAX BAND D**

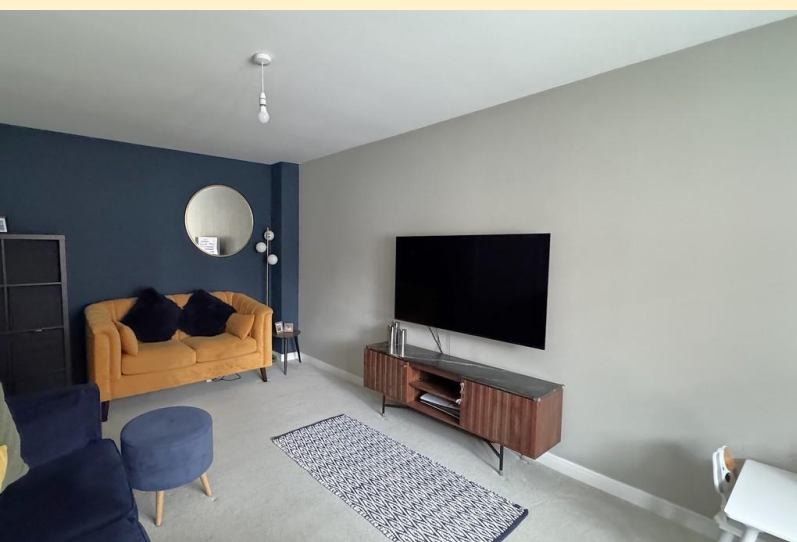
**01664 566258**

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Modern detached three-bedroom family home, built by Bellway homes and still within its 10 year NHBC warranty is situated in the popular village of Waltham on the Wolds. Ideally placed for access to Melton Mowbray, Nottingham and Grantham with rail links to London Kings cross. The village benefits from a primary school, a school bus service to the Belvoir high school, public house, shop/post office, delicatessen and a medical practice.

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

**ENTRANCE HALL** Composite door into the entrance hall having stairs rising to the first floor, radiator, Amtico flooring and doors off to;

**CLOAKROOM** 3' 0" x 6' 9" (0.93m x 2.08m) Comprising of a low flush WC and pedestal wash hand basin, radiator, obscure glazed window and Amtico flooring.

**LOUNGE** 10' 6" x 17' 1" (3.22m x 5.23m) Nicely proportioned room having a bay window with fitted shutters to the front aspect, radiator, TV aerial point and carpet flooring.

**KITCHEN/DINER** 17' 9" x 10' 7" (5.42m x 3.25m) This spacious open-plan modern kitchen diner has French doors to the rear garden making a great space to dine and entertain. Fitted with a stylish range of wall, base and drawer units topped with return work surfaces, stainless steel sink and drainer with mixer tap over. Integrated Zanussi appliances comprise of a washer dryer, dishwasher, electric oven and hob with extractor hood over. Two windows, one overlooking the drive and the other overlooking the rear garden, LED lighting, under stairs storage cupboard, radiator and Amtico flooring.

**LANDING** Taking the stairs to the first floor landing having a window to the side aspect, airing cupboard and a further storage cupboard, loft hatch and doors off to;

**BEDROOM ONE** 10' 11" x 9' 10" (3.34m x 3.m) Having a window to the front aspect, radiator, carpet flooring and door to the ensuite.

**ENSUITE** 3' 11" x 5' 11" (1.2m x 1.82m) Comprising of a shower cubicle, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator, part tiled walls, LED lighting, extractor fan and vinyl flooring.

**BEDROOM TWO** 11' 5" x 9' 1" (3.48m x 2.78m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 8' 1" x 8' 4" (2.48m x 2.55m) Having a window to the rear aspect, radiator and carpet flooring.

**BATHROOM** 6' 6" x 6' 2" (2.00m x 1.88m) Comprising of a panel bath with shower over and a glazed shower screen, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator, LED lighting, part tiled walls, extractor fan and vinyl flooring.

**FRONT ASPECT** The property is approached via a shared driveway, enjoying a small front garden with a neatly paved pathway leading to the entrance. To the side, a tarmac drive provides access to the garage and a gated entrance to the rear garden

**GARAGE** 10' 2" x 18' 11" (3.10m x 5.78m) The garage features a manual up-and-over door, with the added convenience of internal power and lighting. French doors open directly to the garden, offering flexibility to convert the space into a stylish home office. A fitted ladder provides access to a fully boarded loft area, ideal for storage.

**REAR GARDEN** Formal lawn with a paved pathway adjacent to the house, gravel bed to the side, paved patio area to the top of the garden and wood panel fencing to 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.













## 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+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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.