



SCALFORD ROAD, MELTON MOWBRAY

Asking Price Of £289,950

Three Bedrooms

Freehold



DETACHED HOUSE

GARAGE AND WC

GOOD SIZED GARDEN

GOOD COMMUTER LINKS

GENEROUS DRIVEWAY

OPEN-PLAN KITCHEN DINER

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Exciting opportunity in a desirable location, this three bedroom detached family home on a generous plot. Situated to the north side of Melton Mowbray, conveniently located within walking distance of local schools and the town centre.

The accommodation on offer comprises; entrance hall, lounge and an open plan kitchen diner to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from a generous driveway, converted garage with WC, and a good sized rear garden.



ENTRANCE HALL Character arched doorway into the entrance hall having stairs rising to the first floor with under-stair storage, radiator, Victorian style tiled flooring and doors off to;

LOUNGE 12' 0" x 17' 3" (3.68m x 5.28m) Having a walk-in bay window to the front aspect, two radiators, TV aerial point, carpet flooring and glazed French doors to the dining area.

KITCHEN AREA 14' 8" x 7' 6" (4.49m x 2.31m) Fitted with a range of wall, base and drawer units topped with work surfaces, breakfast bar, stainless steel double sink and drainer with mixer tap over, space and plumbing for a dishwasher. Integrated fridge, Stoves seven ring gas cooker with extractor hood over. Window to the side aspect, LED lighting and tiled flooring.

DINING AREA 11' 10" x 11' 5" (3.62m x 3.48m) Having windows overlooking the garden and French doors opening onto the patio making a great space to entertain, vertical radiator, feature fireplace with gas connection and laminate wood flooring.

LANDING Taking the stairs to the first floor having a hatch to the loft space and doors off to;

BEDROOM ONE 14' 0" x 12' 0" (4.28m into bay x 3.68m) Having a walk-in bay window to the front aspect, fitted wardrobes, drawers and top boxes, radiator and exposed floorboards. .

BEDROOM TWO 11' 11" x 11' 2" (3.65m x 3.42m) Having a window overlooking the rear garden, radiator and exposed floorboards.

BEDROOM THREE 6' 6" x 6' 8" (1.99m x 2.05m) Having a window to the front aspect, radiator, over stairs cupboard and carpet flooring.

BATHROOM 6' 5" x 7' 2" (1.96m x 2.2m) Comprising of a panel bath with shower attachment, pedestal wash hand basin, low flush WC and a heated towel rail. obscure glazed window, part tiled walls and cushioned flooring.

FRONT ASPECT Set back from the road with generous tarmac and block paved driveway providing ample off road parking, Courtesy lighting and gated access to the side. Mature hedging to the boundaries creates privacy.

GARAGE 16' 11" x 8' 0" (5.18m x 2.46m) Having a window and door to the front, power and lighting, space and plumbing for a washing machine, storage shed, WC with wall mounted central heating boiler, door into the kitchen and a further window and door to the rear garden.

REAR GARDEN Private west facing garden, mostly laid to lawn with mature hedging to the boundary, paved patio area with courtesy lighting and garden tap adjacent to the house.

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.

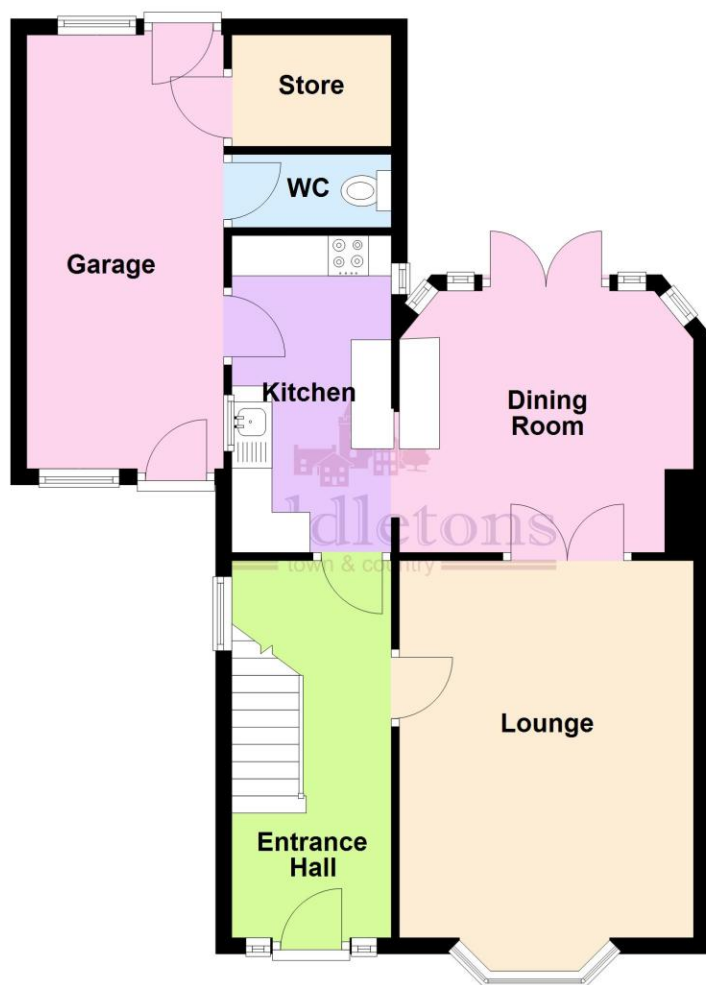
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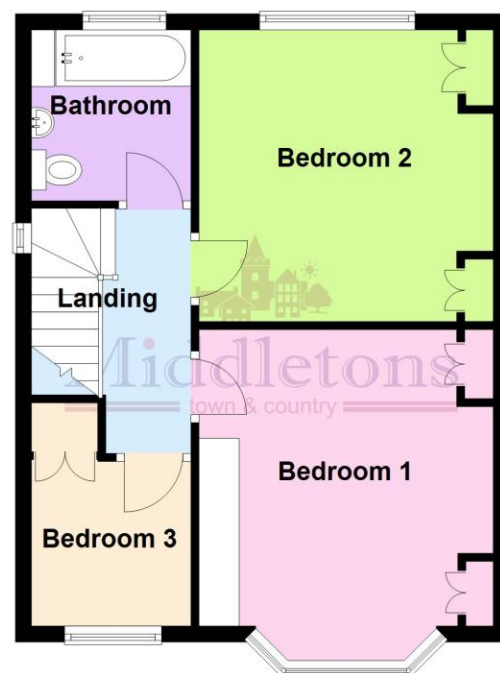




Ground Floor



First Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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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.