



## **WALTHAM RISE, MELTON MOWBRAY**

**Offers Over £230,000**

**Three Bedrooms**

**Freehold**

**SEMI-DETACHED HOUSE**

**CONSERVATORY**

**LOW MAINTENANCE GARDEN**

**LOCAL AMENITIES NEARBY**

**GENEROUS OFF ROAD PARKING**

**POPULAR RESIDENTIAL AREA**

**CLOSE TO SCHOOLS**

**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

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Beautifully presented three bedroom semi-detached house situated to the south side of Melton Mowbray within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, lounge, dining room, conservatory and kitchen to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from generous off road parking to the front and side with a low maintenance garden to the rear.



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

**LOUNGE** 11' 3" x 13' 0" (3.45m x 3.98m) A nicely proportioned room having a window with fitted blind to the front aspect, radiator, modern feature fireplace, under stairs cupboard and carpet flooring.

**DINING ROOM** 10' 11" x 8' 9" (3.34m x 2.68m) Having patio doors to the conservatory allowing plenty of natural light and creating a great space to entertain. A door through to the kitchen, radiator and carpet flooring.

**CONSERVATORY** 8' 5" x 8' 2" (2.58m x 2.51m) This light-filled room featuring a clear glass roof that invites the outdoors in with French doors opening onto the rear garden. Power connected and laminate wood flooring.

**KITCHEN** 7' 5" x 10' 5" (2.28m x 3.18m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, sink and drainer unit with mixer tap over, plumbing for a washing machine, space for a free standing cooker with a Lewis and Cooke extractor hood over. Window with a fitted blind to the side aspect, external door to the rear garden, wall mounted Logik combi boiler, radiator and laminate wood flooring.

**LANDING** Having a window with fitted blind to the side aspect, loft hatch and doors off to;

**BEDROOM ONE** 9' 10" x 12' 7" (3.m x 3.85m) Having a window with fitted blind to the front aspect, radiator and carpet flooring.

**BEDROOM TWO** 10' 0" x 12' 2" (3.05m x 3.72m) Having a window with fitted blind to the rear aspect, radiator, built-in wardrobes and carpet flooring.

**BEDROOM THREE** 6' 6" x 10' 0" (1.99m x 3.05m) Having a window with fitted blind to the front aspect, radiator, over stairs storage cupboard and carpet flooring.

**BATHROOM** 6' 3" x 6' 2" (1.92m x 1.89m) Comprising of a panel bath with shower over, low flush WC and a wash hand basin. Obscure glazed window, heated towel rail, tiled walls, extractor fan and vinyl flooring.

**FRONT ASPECT** A very generous block paved driveway providing off road parking, slate bed adjacent to the house and double gates to the side giving access to further secure parking or caravan storage complete with an EV charger.

**REAR GARDEN** Hard landscaped over two levels for easy maintenance with raised slate beds, a large garden shed and mature shrubs 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.

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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+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | 83        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 58                         |           |
| (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<br>2002/91/EC |           |

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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 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.