



BALMORAL ROAD, MELTON MOWBRAY

Asking Price Of £240,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

GOOD SIZED GARDEN

CLOSE TO THE MELTON COUNTRY PARK

GARAGE AND DRIVEWAY

DOWNSTAIRS WC

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Offered with no upward chain, this nicely appointed three-bedroom semi-detached home is ideally positioned in a sought-after residential area on the north side of Melton Mowbray. Just moments from Melton Country Park and John Femeley College, this is a great home for a growing family.

The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen, conservatory, WC and utility room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, garage and a good sized rear garden.



PROPERTY DESCRIPTION Offered with no upward chain, this nicely appointed three-bedroom semi-detached home is ideally positioned in a sought-after residential area on the north side of Melton Mowbray. Just moments from Melton Country Park and John Ferneley College, this is a great home for a growing family. The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen, conservatory, WC and utility room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, garage and a good sized rear garden.

ENTRANCE HALL Having stairs rising to the first floor landing, under stairs storage cupboard, meter cupboard, radiator, laminate wood flooring and wood doors off to;

LOUNGE 16' 8" x 10' 10" (5.10m x 3.32m) Having dual aspect windows to the front with fitted blinds, feature fireplace with electric flame effect fire, radiator, TV aerial point and laminate wood flooring which continues through to the open-plan kitchen diner.

KITCHEN/DINER 17' 2" x 9' 1" (5.25m x 2.78m) Having French doors to the conservatory from the dining area makes this a great space to entertain and dine with the family. The kitchen is fitted with a range of modern wall, base and drawer units topped with worksurfaces, stainless steel sink and drainer unit and tiled splash backs. Integrated electric oven and hob with extractor hood over. Window over looking the rear garden, two radiators, a walk-in pantry and an external door to the utility and WC.

CONSERVATORY 8' 11" x 9' 9" (2.73m x 2.98m) Having French doors opening onto the garden, tiled flooring and power sockets.

UTILITY ROOM 7' 8" x 4' 3" (2.36m x 1.32m) Having a window and external door to the rear garden, wall units, space and plumbing for a washing machine, radiator, vinyl flooring and a door to the WC.

WC 3' 1" x 4' 2" (0.95m x 1.28m) Comprising of a low flush WC and a wall mounted wash hand basin.

LANDING Taking the stairs to the first floor landing having a window to the side aspect, hatch with pull down ladder to the part boarded loft space with lighting.

BEDROOM ONE 11' 0" x 12' 1" (3.36m x 3.69m) Having a window to the front aspect, radiator, fitted wardrobes and laminate wood flooring.

BEDROOM TWO 13' 11" x 9' 10" (4.25m x 3.02m) Having a window to the rear aspect, radiator, fitted wardrobe's and laminate wood flooring.

BEDROOM THREE 6' 11" x 8' 2" (2.12m x 2.5m) Having dual aspect windows allowing plenty of natural light, radiator and laminate wood flooring.

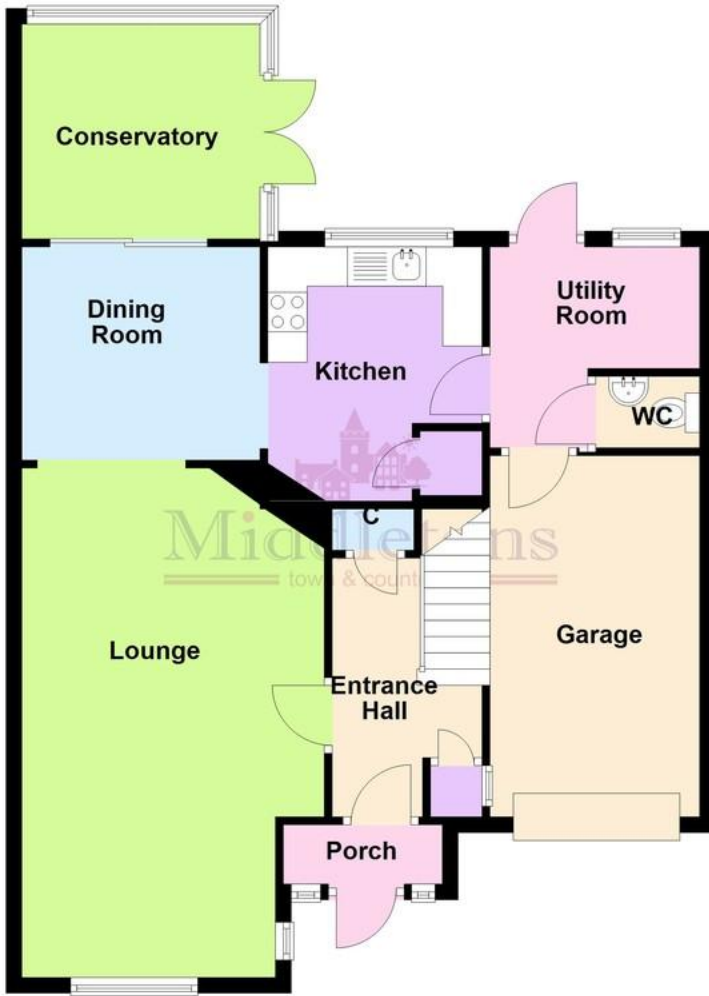
BATHROOM 5' 10" x 6' 11" (1.8m x 2.12m) Comprising of a panel bath with shower over and complemented with a glazed shower screen, wall mounted wash hand basin and a low flush WC. Obscure glazed window for privacy, heated towel rail, LED lighting and vinyl flooring.



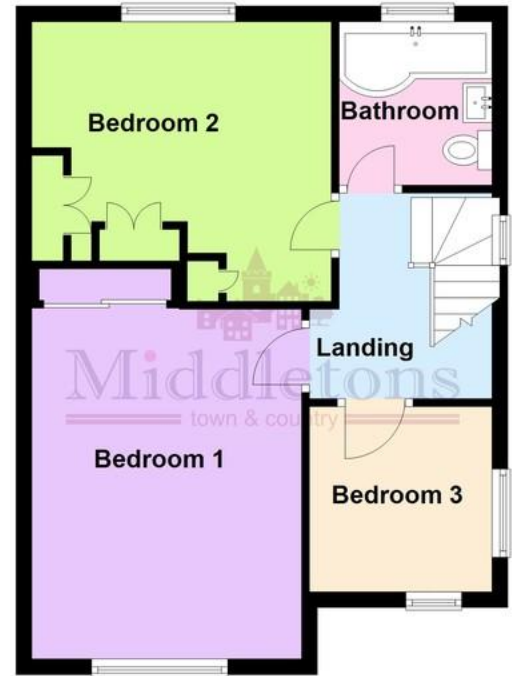




Ground Floor



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.