



LAYCOCK AVENUE, MELTON MOWBRAY

Asking Price Of £285,000

Three Bedrooms

Freehold



DETACHED HOUSE

CHAIN FREE

GOOD SIZED GARDEN

CLOSE TO THE MELTON COUNTRY PARK

GARAGE AND DRIVEWAY

GREAT FAMILY HOME

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND

01664 566258

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Offered with no onward chain this nicely presented spacious three bedroom detached house is situated to the north side of Melton Mowbray. Within close proximity to the Melton Country Park and within walking distance of the John Ferneley college and the Town Centre it a fantastic choice for families.

The accommodation on offer comprises: entrance hall, lounge, dining room, kitchen and utility room to the ground floor. Three good sized bedrooms and a modern shower room to the first floor. Outside the property benefits from a front garden alongside a block paved drive providing ample off road parking, garage and a very well established, generous rear garden.

ENTRANCE HALL Having stairs rising to the first floor landing, under stairs storage cupboard, a further fitted cupboard, radiator and doors off to:

LOUNGE 15' 1" x 11' 8" (4.62m x 3.58m) A well-proportioned room featuring a front-facing bay window with fitted blinds, radiator, and a feature fireplace housing an electric fire within a Granite surround. There is a TV aerial point, and the carpet flooring continues seamlessly through to the dining room.

DINING ROOM 10' 10" x 8' 9" (3.32m x 2.68m) Having a window with fitted blinds enjoying views over the garden, radiator, and ample space for a dining table, complemented by a serving hatch through to the kitchen.

KITCHEN 8' 9" x 10' 8" (2.68m x 3.26m) In need of modernisation, the kitchen is currently fitted with a range of wall, base and drawer units topped with work surfaces, a one and a half bowl sink and drainer, and a freestanding Belling gas double oven with extractor above. A rear-facing window with fitted blind overlooks the garden, with further features including a radiator, spotlighting and tiled flooring..

UTILITY ROOM 8' 4" x 8' 10" (2.56m x 2.70m) Fitted with wall, base and drawer units, with space and plumbing for a washing machine, tumble dryer and fridge freezer. A window with a fitted roller blind overlooks the garden, alongside an external door for easy access, and the room is finished with tiled flooring.

LANDING Taking the stairs to the first floor landing having a window to the side, airing cupboard, hatch to the loft space and doors off to:

BEDROOM ONE 12' 9" x 9' 11" (3.91m x 3.04m) Having a front facing window with fitted blinds, radiator, fitted slide wardrobes and carpet flooring.

BEDROOM TWO 11' 6" x 8' 11" (3.52m x 2.73m) Having a rear facing window with fitted blinds, radiator and carpet flooring.

BEDROOM THREE 9' 10" x 7' 8" (3.m x 2.35m) Having a front facing window with fitted blinds, radiator, over stairs cupboard and carpet flooring.

SHOWER ROOM 5' 6" x 8' 5" (1.68m x 2.59m) Recently re-fitted shower room comprising a shower cubicle with fixed rainfall shower head and separate riser, finished with mermaid boarding, along with a dual-flush WC, heated towel rail, vanity unit wash hand basin and a tall storage cabinet. An obscure glazed window provides privacy, complemented by an illuminated mirror, extractor fan, tiled walls and tiled flooring.

FRONT ASPECT Featuring a corner lawn with planted shrubs and trees that soften the approach, together with a block-paved driveway providing ample off-road parking. A storm porch with courtesy lighting frames the front door, and side gates give access to the rear garden.

GARAGE 8' 9" x 16' 9" (2.69m x 5.12m) Having an up and over door, power sockets and lighting.

REAR GARDEN Having a paved patio adjacent to the house, complemented by power sockets, a garden tap and courtesy lighting. A formal lawn sits beyond, with a stepping-stone pathway leading to the garden shed and a further paved seating area nestled within the surrounding foliage. The borders are planted with an array of established shrubs, flowers and trees, adding colour, texture and charm to this well-loved garden.

AGENTS NOTE TENURE Freehold. 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.

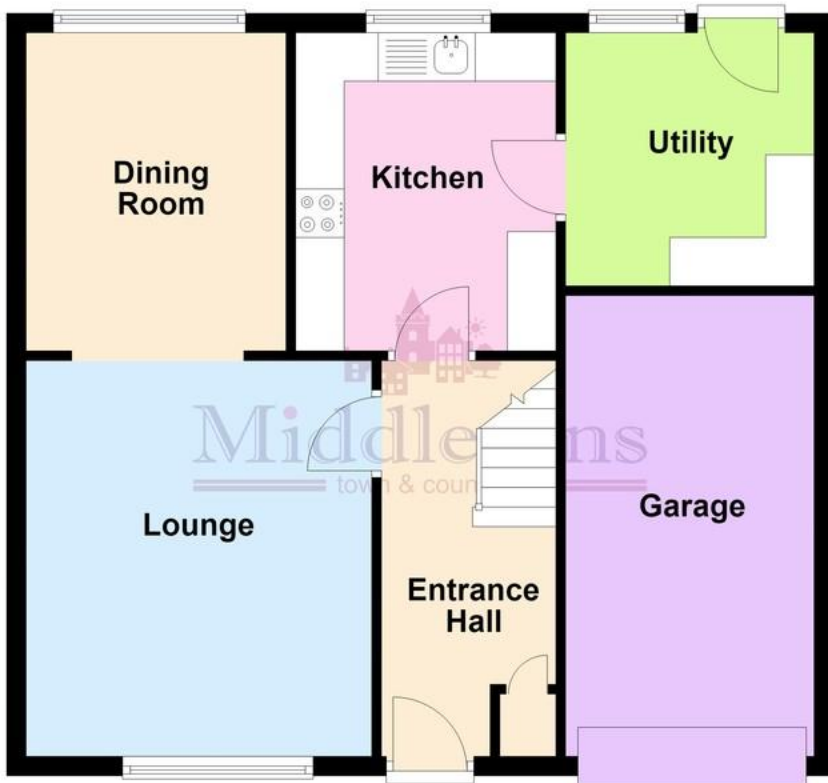
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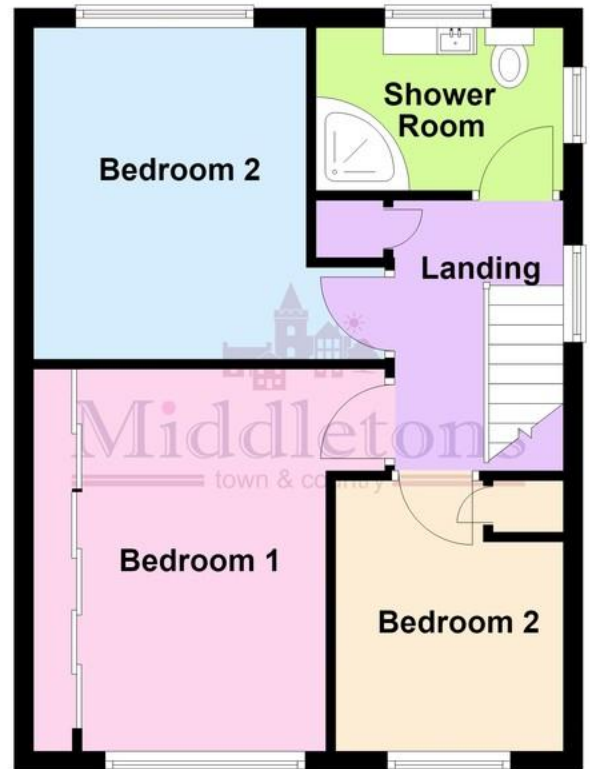




Ground Floor



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		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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THE PROPERTY OMBUDSMAN
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