



ALVASTON ROAD, MELTON MOWBRAY

Asking Price Of £285,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DRIVEWAY AND CARPORT

SOUTH FACING GARDEN

LOCAL AMENITIES NEARBY

EXTENDED AND REFURBISHED

WISER HEAT CONTROL APP

CLOSE TO LOCAL SCHOOLS

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

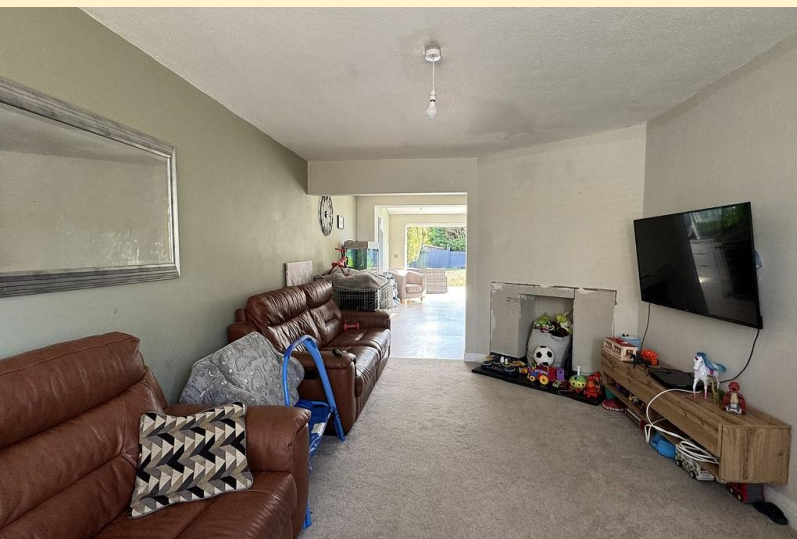
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Recently extended and refurbished on the ground floor this three bedroom semi-detached situated to the west of Melton Mowbray on a popular residential area within close proximity to the St Mary's primary school and local amenities with great commuter links to Nottingham, Newark and Leicester.



The accommodation on offer comprises; entrance hall, lounge, cloakroom and a spacious and modern open-plan kitchen diner to the ground floor. Three good sizes bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, carport and a landscaped, South facing rear garden. The heating system is controlled by the wiser heating app so you can control the temperature from your phone.

ENTRANCE HALL Part glazed door into the entrance hall, having stairs rising to the first floor landing, under stair storage cupboard, radiator and laminate wood flooring.

LOUNGE 16' 10" x 11' 2" (5.15m x 3.42m) A spacious reception room featuring a half-bay double-glazed window to the front, a focal-point fireplace, radiator and soft carpet flooring, with an open aspect through to the kitchen diner.

CLOAKROOM 3' 6" x 2' 11" (1.07m x 0.91m) Comprising of low flush WC and a wall mounted wash hand basin.

KITCHEN/DINER 14' 10" x 20' 4" (4.53m x 6.2m) Recently extended, this impressive open-plan kitchen diner offers a modern, light-filled space with bi-fold doors opening onto the newly laid patio, creating an ideal setting for entertaining. Two Velux windows ensure natural light pours in throughout the day. The kitchen is fitted with sleek contemporary wall and base units topped with quartz work surfaces and an undermount sink, while a central island provides drawer storage, a breakfast bar and houses the AEG induction hob. Integrated AEG appliances include an eye-level oven and microwave, fridge, freezer, dishwasher and washing machine, with space and venting for a tumble dryer. LED lighting, two vertical radiators and laminate wood flooring complete this stylish and practical space

LANDING Taking the stairs from the entrance hall to the first floor having a side facing window, loft access hatch and doors off to;

BEDROOM ONE 9' 9" x 14' 6" (2.98m x 4.42m) This good sized double bedroom has a front facing half bay window, radiator and carpet flooring.

BEDROOM TWO 12' 9" x 11' 0" (3.89m x 3.36m) Another good sized double having a rear facing window with views of the garden, radiator and carpet flooring.

BEDROOM THREE 7' 2" x 8' 4" (2.19m x 2.55m) A generous single room having a front facing window, radiator and carpet flooring.

BATHROOM 5' 9" x 7' 11" (1.76m x 2.42m) Comprising a 'P'-shaped panel bath with central mixer tap, shower over and glazed screen, this bathroom also features a vanity-unit wash hand basin with fitted mirror above, low-flush WC and a heated towel rail. Fully tiled walls, vinyl flooring, an extractor fan, LED lighting and an obscure glazed window for privacy.

FRONT ASPECT Having a paved driveway leading to the carport and further graveled off road parking to the side.

CARPORT A wood-built car port with double front doors provides sheltered parking and useful additional storage space.

REAR GARDEN This good-sized, south-facing rear garden offers excellent privacy and features a newly laid paved patio directly adjoining the house, with additional hard standing to the side providing space for further seating. Mature shrub borders frame a central lawn that leads down to a garden shed. The boundaries are defined by brick walling to one side and wood-panel fencing to the remaining two, creating a secure and attractive outdoor space..

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		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		