



FLEMING DRIVE, MELTON MOWBRAY

Asking Price Of £230,000

Four Bedrooms

Freehold



TOWN HOUSE

THREE STOREYS

LOW MAINTENANCE GARDEN

CLOSE TO THE MELTON COUNTRY PARK

OFF ROAD PARKING

THREE BATH/SHOWER ROOMS

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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This spacious three-storey, four bedroom townhouse is located on the north side of Melton Mowbray, offering convenient access to local schools and only a stones throw away from the Melton Country Park.

The accommodation on offer comprises: entrance hall, shower room, utility room, bedrooms three and four to the ground floor. Lounge and kitchen diner to the first floor, two further double bedrooms both with ensuite shower/bath rooms to the second floor. Outside the property benefits from off road parking and a low maintenance rear garden.



PORCH Having space for coats and shoes with a door through to the ground floor entrance hall.

ENTRANCE HALL Having stairs rising to the first floor, airing cupboard housing the water tank, a further cupboard housing the fuse box, coir door mat and laminate flooring. Doors off to:

SHOWER ROOM 2' 9" x 9' 0" (0.85m x 2.75m) Comprising of a dual flush WC, vanity unit wash hand basin and a walk-in shower cubicle. Extractor fan, radiator and tiled flooring.

BEDROOM FOUR 7' 8" x 14' 2" (2.35m x 4.32m) Double room having a front facing window, radiator, large under-stair storage cupboards and carpet flooring.

BEDROOM THREE 8' 9" x 8' 7" (2.68m x 2.64m) Having a window over-looking the rear garden, radiator and carpet flooring.

UTILITY ROOM 8' 8" x 5' 7" (2.66m x 1.71m) Fitted with a range of wall and base units topped with return work surfaces, stainless steel sink and drainer, plumbing for a washing machine and space for a tumble dryer. Cupboard housing the central heating boiler, extractor fan, tiled flooring, radiator and a door to the rear garden.

FIRST FLOOR LANDING Having a further staircase to the second floor with doors off to:

LOUNGE 14' 7" x 18' 8" (4.47m x 5.71m) This spacious lounge is well proportioned and has two front facing windows allowing plenty of natural light, two radiators, feature fireplace with electric fire and carpet flooring.

KITCHEN/DINER 8' 8" x 14' 7" (2.65m x 4.46m) Fitted with a generous range of wall, base and drawer units topped with return work surfaces, stainless steel sink and drainer unit under a rear facing window, freestanding dishwasher and space for a freestanding freezer. Integrated Bosch oven with gas hob and extractor over, radiator and laminate wood flooring. The dining area has a further window, radiator and carpet flooring.

SECOND FLOOR LANDING Having doors off to:

BEDROOM TWO 9' 6" x 14' 5" (2.9m x 4.4m) Double room having two windows over looking the garden, radiator, part laminate and part carpet flooring. Door to the ensuite shower.

ENSUITE SHOWER ROOM 5' 10" x 5' 10" (1.79m x 1.79m) Comprising of a dual flush WC, vanity unit wash hand basin and a shower cubicle. Extractor fan and vinyl flooring.

BEDROOM ONE 13' 6" x 14' 7" (4.14m x 4.46m) A generous double having two front facing windows, radiator and carpet flooring. Door to the ensuite bathroom.

ENSUITE BATHROOM 6' 6" x 5' 10" (1.99m x 1.78m) Comprising of a vanity unit wash hand basin, dual flush WC and a panel bath with shower over. Extractor fan, part tiled walls and vinyl flooring.

FRONT ASPECT Having a Tarmac drive providing ample off road parking.

REAR GARDEN To the rear, the property features a neatly landscaped garden designed for both relaxation and practicality. Immediately adjacent to the house is a paved patio area equipped with an outdoor tap, ideal for alfresco dining. Beyond the patio lies a formal lawn framed by low-maintenance gravel beds, leading to a useful garden shed for additional storage. The boundary is fully enclosed by secure timber panel fencing, featuring a rear access gate providing direct, convenient transport for bins.

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.

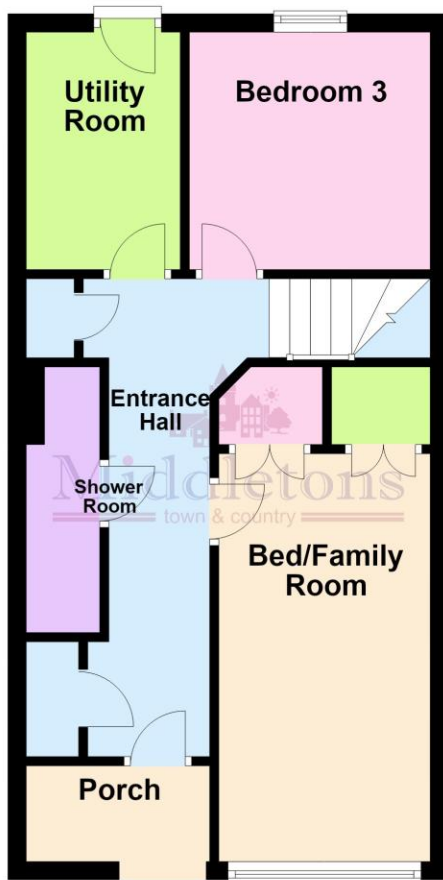
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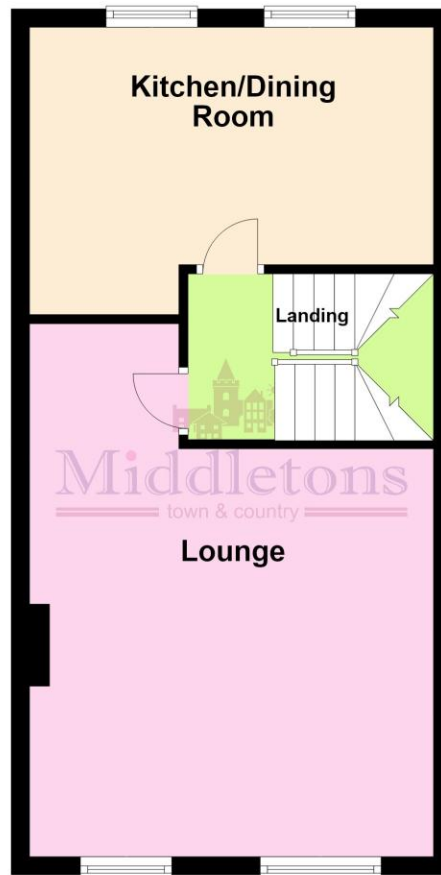




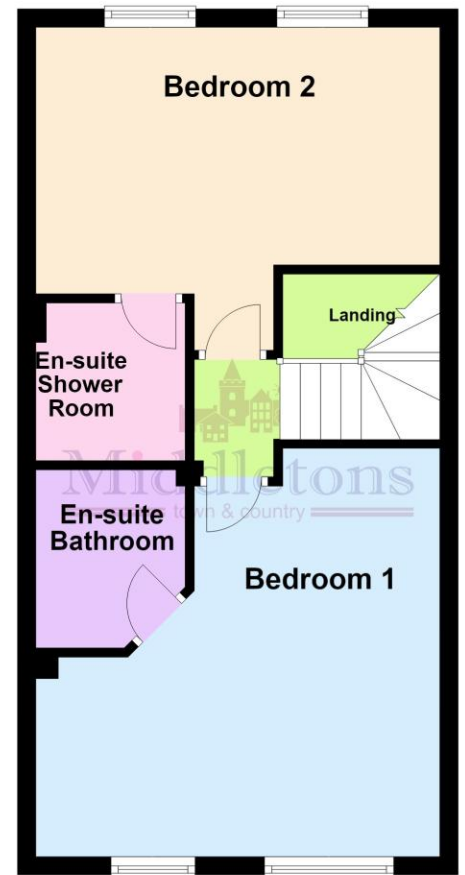
Ground Floor



First Floor

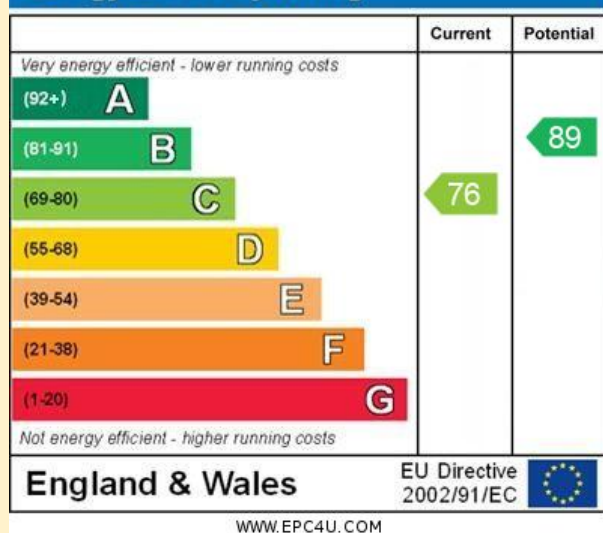


Second Floor



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Plan produced using PlanUp.

Energy Efficiency Rating



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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.