



WICKLOW AVENUE, MELTON MOWBRAY

Asking Price Of £249,950

Three Bedrooms

Freehold



EXTENDED SEMI-DETACHED HOUSE

DOWNSTAIRS WC

CONSERVATORY

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

SOUTH FACING GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com





Extended 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, sitting room, dining room, conservatory, kitchen, cloakroom and utility room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and landscaped front and rear gardens.



ENTRANCE HALL Having a part glazed front door with two side windows, a further window to front aspect with fitted blinds, stairs rising to the first floor landing, radiator with decorative cover, built-in cupboard, under stairs storage cupboard, oak flooring and door's off to:

LOUNGE 10' 6" x 12' 4" (3.22m x 3.78m) Having a window to the front aspect with fitted blind, multi-fuel log burner, TV aerial point and laminate wood flooring.

DINING ROOM 9' 0" x 12' 2" (2.75m x 3.73m) Being open-plan to the play room having a radiator, TV aerial point and laminate wood flooring.

PLAY ROOM 6' 11" x 6' 2" (2.12m x 1.88m) Having French doors to the conservatory, radiator, Velux window with blind allowing plenty of natural light and laminate wood flooring.

CONSERVATORY 10' 9" x 10' 2" (3.3m x 3.10m) Brick and double glazed construction with a door to the rear garden, central ceiling fan, radiator, TV aerial point and laminate wood flooring.

KITCHEN 7' 4" x 11' 1" (2.26m x 3.4m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, space and plumbing for a dishwasher, freestanding electric oven with extractor hood over. Window with fitted blind to the side aspect, LED lighting and vinyl tiled flooring.

CLOAKROOM 5' 9" x 3' 0" (1.77m x 0.92m) Comprising of a low flush WC and a wall mounted wash hand basin with tiled splash backs, obscure glazed window, radiator and vinyl tiled flooring.

UTILITY ROOM 5' 1" x 6' 2" (1.56m x 1.89m) Having wall units, space and plumbing for a washing machine, sliding door to the cloakroom and an external door to the garden.

LANDING Having a window to side aspect, loft hatch with a pull down ladder providing access to a part boarded and insulated loft area, doors off to:

BEDROOM ONE 12' 5" x 9' 10" (3.8m x 3.02m) Having a window to the front aspect with fitted blind, radiator, range of fitted wardrobes along two walls and carpet flooring.

BEDROOM TWO 9' 10" x 11' 6" (3.01m x 3.53m) Having a window to the rear aspect with fitted blind, fitted wardrobe, airing cupboard and carpet flooring.

BEDROOM THREE 9' 11" x 6' 6" (3.03m x 2.0m) A good sized single bedroom with a window to the side aspect with fitted blinds, radiator, over stairs cupboard and carpet flooring.

BATHROOM 6' 5" x 5' 7" (1.98m x 1.72m) Comprising of a panel bath with shower over and glazed shower screen, low flush WC and a vanity unit wash hand basin. Obscure glazed window, radiator, tiled walls and vinyl flooring.

FRONT GARDEN Landscaped for low maintenance having a shingle bed with well established shrub borders, driveway providing ample off road parking and leading to the garage and garden side gate.

GARAGE 8' 3" x 16' 4" (2.52m x 4.99m) Detached brick built garage having an up and over door, power and light connected, windows to the side and rear and a personnel door to the rear garden.

REAR GARDEN South facing garden having an extensive patio area with courtesy lighting adjacent to the property, outside tap and side gated access to the side of the property. Formal lawn with well established flower and shrub borders, further decked seating area, space for a shed and wood panel fencing 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.







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.

01664 566258

www.middletons.uk.com
info@middletons.uk.com

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.