



## SHERWOOD DRIVE, MELTON MOWBRAY

Asking Price Of £200,000

Three Bedrooms

Freehold



MID-TERRACE HOUSE

OFF ROAD PARKING

LOW MAINTENANCE GARDEN

CLOSE TO LOCAL AMENITIES

CHAIN FREE

THREE BEDROOMS

LOCAL SCHOOLS NEARBY

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Offered with no upward chain, three bedroom mid-terrace house situated to the West of Melton Mowbray within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, lounge, and kitchen diner to the ground floor. Three bedrooms and a family shower room to the first floor. The property also benefits from off road parking to the front and a low maintenance rear garden.



**ENTRANCE HALL** Having stairs rising to the first floor landing, under stair storage cupboard, radiator carpet flooring and oak doors off to;

**LOUNGE** 10' 11" x 13' 4" (3.35m x 4.08m) Having a window to the front aspect with fitted blind, carpet flooring, TV aerial point and oak double doors to the kitchen diner.

**KITCHEN/DINER** 11' 1" x 19' 9" (3.4m x 6.04m) Fitted with a modern range of wall, base and drawer units topped with return work surfaces, stainless steel sink and drainer unitspace and plumbing for a washing machine. Integrated Lamona electric oven and hob with extractor hood over. Window and external door to the rear garden, vinyl flooring continuing to the dining area which has French doors to the rear garden making a great space to entertain and a radiator.

**LANDING** Taking the stairs to the first floor landing having a loft hatch and oak doors off to;

**BEDROOM ONE** 11' 11" x 10' 4" (3.64m x 3.16m) Having a window to the front aspect, radiator, built-in wardrobe with oak doors and carpet flooring.

**BEDROOM TWO** 11' 6" x 9' 4" (3.52m x 2.87m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 9' 0" x 7' 11" (2.75m x 2.42m Max) Having a window to the rear aspect, radiator, over stairs storage cupboard and carpet flooring.

**SHOWER ROOM** 5' 6" x 7' 10" (1.68m x 2.39m) Comprising of a walk-in shower cubicle, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, tiled splash areas and vinyl flooring.

**FRONT ASPECT** Having a block paved drive providing off road parking, steps to the side leading to the front door .

**REAR GARDEN** Landscaped for easy maintenance having a paved patio adjacent to the house with garden tap, gravel bed and garden shed. Wood panel fencing secures the boundary with a gate to the rear of the property .

**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.

**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.





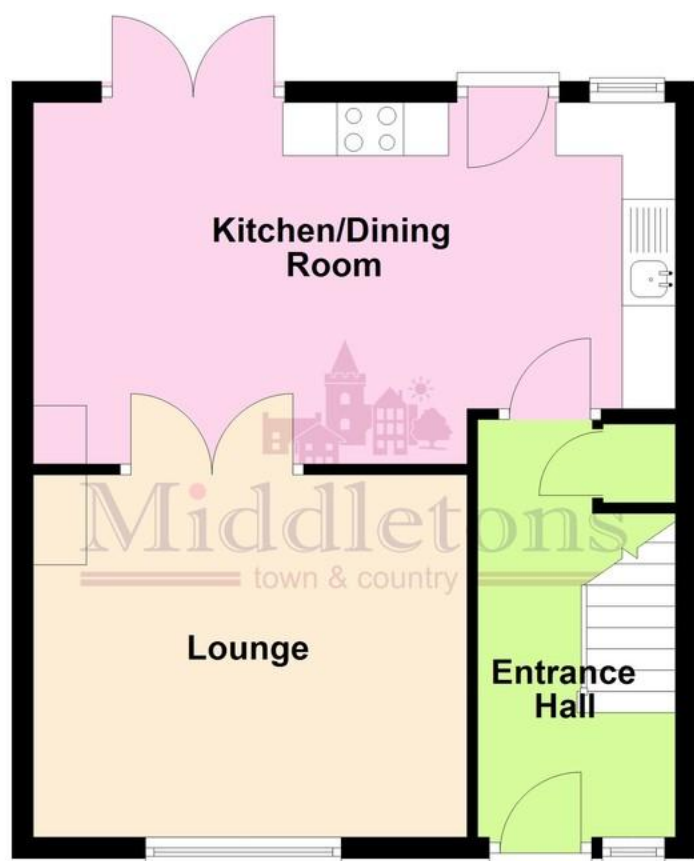








## Ground Floor



## First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

EPC TO FOLLOW

**01664 566258**

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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 and 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.