



FALDO DRIVE, MELTON MOWBRAY

Asking Price Of £350,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

WEST FACING GARDEN

CLOSE TO THE MELTON COUNTRY PARK

GARAGE AND DRIVEWAY

EV CHARGER

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

info@middletons.uk.com





Beautifully presented four bedroom detached family home 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 local amenities.

The accommodation on offer comprises: entrance hall, cloakroom, lounge, dining room, kitchen, conservatory and utility room to the ground floor. Four bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from an integral garage, with off road parking in front and a landscaped rear garden.



ENTRANCE HALL Having stairs rising to the first floor, under-stairs storage cupboard, radiator, laminate wood flooring and doors off to:

CLOAKROOM Comprising a low flush WC and a pedestal wash hand basin, obscure glazed window for privacy, radiator and vinyl flooring.

LOUNGE 11' 4" x 16' 11" (3.46m x 5.16m) A nicely proportioned room having a front facing window allowing plenty of natural light to fill the room, radiator, TV aerial point, feature fireplace with gas fire and laminate wood flooring.

DINING ROOM 10' 4" x 10' 4" (3.16m x 3.16m) Currently used as another lounge, having patio doors to the conservatory, radiator, TV aerial point and laminate wood flooring.

KITCHEN 13' 9" x 7' 4" (4.2m x 2.24m) Fitted with a generous range of wall, base and drawer units topped with work surfaces, one and a half bowl sink and drainer with mixer tap, space and plumbing for a dish washer. Integrated electric oven and hob with extractor hood over. Window to the conservatory, LED lighting, radiator, vinyl flooring and a door through to the utility room.

UTILITY ROOM 8' 2" x 5' 11" (2.51m x 1.82m) Comprising of a wall and base unit, sink and drainer with mixer tap, space and plumbing for a washing machine. Wall mounted combination boiler, vinyl flooring and doors off to the garage and garden.

CONSERVATORY 9' 3" x 14' 11" (2.83m x 4.55m) Having french doors opening onto the rear garden making a great space to entertain. Having a TV aerial point, wall lights and laminate wood flooring.

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

BEDROOM ONE 13' 7" x 9' 4" (4.15m x 2.85m) A double room having two front facing windows, radiator, fitted wardrobes, carpet flooring and a door to the ensuite.

ENSUITE 4' 1" x 9' 0" (1.25m x 2.75m) Comprising of a walk-in shower cubicle, vanity unit wash hand basin, dual flush WC and a heated towel rail. Obscure glazed window for privacy, LED lighting, tiled walls and flooring.

BEDROOM TWO 10' 4" x 10' 2" (3.16m x 3.12m) Double room having a rear facing window, radiator, fitted wardrobe and carpet flooring.

BEDROOM THREE 8' 2" x 11' 9" (2.49m x 3.6m) Double room having a Velux window, radiator and carpet flooring.

BEDROOM FOUR 11' 5" x 7' 5" (3.48m max x 2.28m) Large single room having a rear facing window, radiator and carpet flooring.

BATHROOM 7' 7" x 10' 3" (2.33m x 3.14m) Comprising of a panel bath with shower over and glazed shower screen, vanity unit wash hand basin, dual flush WC and a heated towel rail. Obscure glazed window for privacy, LED lighting, tiled walls and flooring.

FRONT ASPECT Block paved driveway, formal lawn with established shrubs, courtesy lighting to the garage and an EV charger..

GARAGE 18' 2" x 8' 3" (5.54m x 2.53m) Having a manual up and over door, power and lighting, personnel door to the utility room.

REAR GARDEN The west facing garden has a paved patio adjacent to the house, stepping up to further patio and gravel beds, formal lawn with shrubs to the border, mature tree (with T.P.O). Brick walling and wood panel fencing secures the boundary.

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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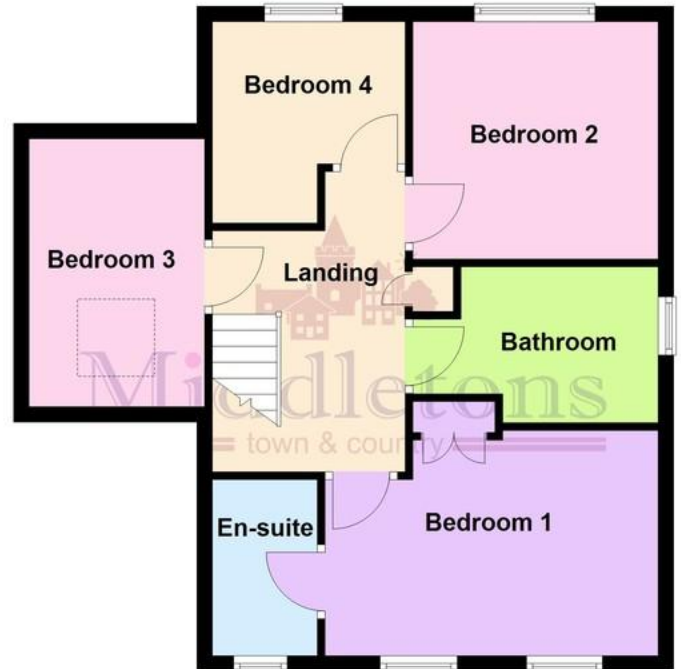




Ground Floor



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		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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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.