



SHELLEY AVENUE, MELTON MOWBRAY

Asking Price Of £295,000

Three Bedrooms

Freehold



DETACHED HOUSE

CHAIN FREE

WEST FACING GARDEN

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

GATED PARKING TO THE REAR

LOCAL SCHOOLS NEARBY

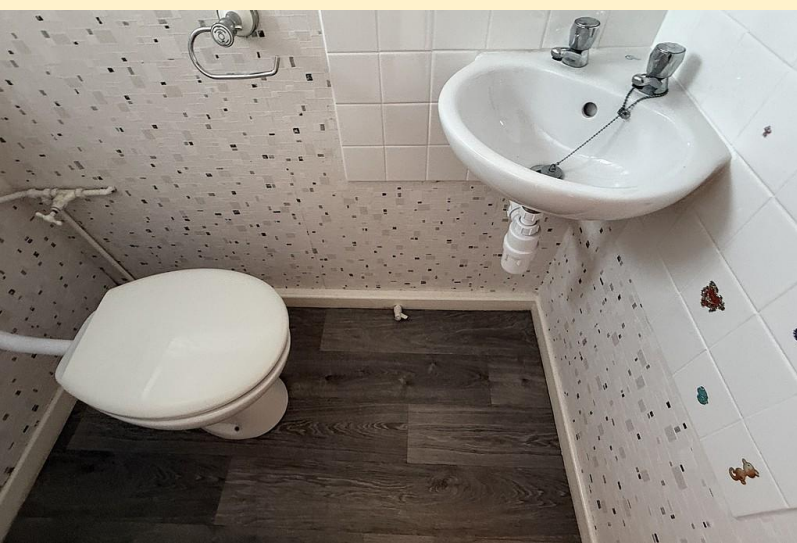
WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Offered with no onward chain, this detached three bedroom house occupies a pleasant position on the north side of Melton Mowbray and presents an excellent opportunity for buyers seeking a home with scope to modernise and personalise. Local schools, amenities and transport links are all within easy reach.

The accommodation on offer comprises an entrance hall, cloakroom, lounge, dining room, kitchen and utility room to the ground floor. To the first floor there are three good-sized bedrooms and a modern family bathroom. Outside, the property benefits from ample off- road parking, a garage and a landscaped rear garden, together with additional parking to the rear ideal for caravan storage.



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

CLOAKROOM 2' 7" x 4' 11" (0.8m x 1.52m) Comprising a low flush WC and corner wash hand basin. Obscure glazed window for privacy and vinyl flooring.

LOUNGE 13' 6" x 11' 7" (4.12m x 3.54m) This nicely proportioned room has a front facing bay window, radiator, stone fireplace with electric fire, TV aerial point and carpet flooring which continues through to the dining room.

DINING ROOM 10' 9" x 8' 11" (3.29m x 2.72m) Having French doors opening onto the rear garden making it a great space to entertain, radiator and carpet flooring. Door through to the kitchen.

KITCHEN 10' 9" x 8' 7" (3.3m x 2.62m) Fitted with a range of wall base and drawer units topped with work surfaces, tiled splash-backs, one and a half bowl sink and drainer with mixer tap over. Integrated eye level Blomberg double oven and grill and a Samsung electric hob with extractor hood over. Window over looking the rear garden, laminate flooring and door through to the utility room.

UTILITY ROOM 8' 3" x 8' 7" (2.54m x 2.62m) Having a wall and base unit, wall mounted sink, space and plumbing for a washing machine and a wall vent for a tumble dryer. Window and external door to the rear garden, radiator and laminate wood flooring.

LANDING Taking the stairs to the first floor landing with access to the part boarded and full insulated loft space, airing cupboard and doors off to:

BEDROOM ONE 12' 11" x 9' 11" (3.96m x 3.03m) Having a front facing window, radiator, carpet flooring and fitted wardrobes and drawers.

BEDROOM TWO 9' 10" x 11' 6" (3.02m x 3.51m) Having a rear facing window with views of the garden, radiator, carpet flooring and fitted wardrobes.

BEDROOM THREE 10' 2" x 7' 8" (3.11m x 2.35m) Having a front facing window, radiator, carpet flooring and fitted wardrobes and an over-stairs cupboard.

BATHROOM 5' 4" x 7' 7" (1.65m x 2.32m) Comprising a panel bath with a power shower over and glazed shower screen, low flush WC and a pedestal wash hand basin. Obscure glazed window for privacy, towel radiator, mermaid boarding and vinyl flooring.

FRONT ASPECT Sitting on a generous corner plot, the property features a block-paved driveway providing ample off-road parking and giving access to the garage. A side pathway leads through to the rear garden. To the front, a gravel bed is bordered by a hedge and planted with established rose bushes and shrubs, adding colour and character.

GARAGE 8' 10" x 16' 8" (2.7m x 5.10m) Having an electric roller door, power and lighting.

REAR GARDEN The west-facing garden has been landscaped for easy maintenance, featuring gravel beds planted with well-established shrubs and beautiful roses. A block-paved seating area sits adjacent to the property, bordered by a dwarf wall that continues along the side to create a pleasant spot to sit and enjoy the garden. A further central decked seating area makes the most of the days sun. Double gates open onto the road, providing additional off-road parking ideal for caravan or motorhome storage.

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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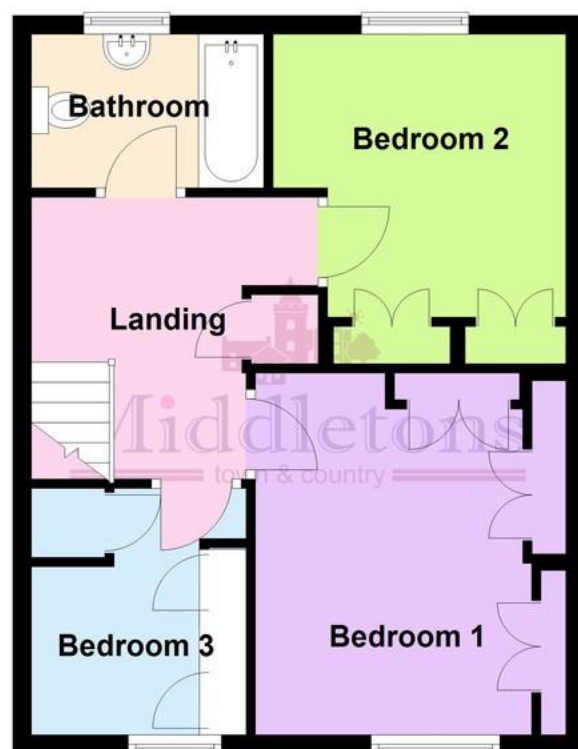




Ground Floor



First Floor



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.