



Alderman Road, Melton Mowbray  
£350,000









An exciting opportunity - situated on one of the larger plots on the estate, this detached family offers high specification, energy efficient accommodation and is situated on the edge of Melton Mowbray within a quiet cul-de-sac location, with a dedicated green space to the front.

This naturally light home offers in brief; open plan kitchen/dining room, living room, separate utility room, downstairs WC, three bedrooms (two of which are good-sized double rooms, and bedroom three currently dressed as a home office), en-suite to bedroom one and family bathroom. Externally, the property benefits from having the largest garden on the development, off-road parking for up to four cars (shared driveway and allocated space) and a single garage with door access from the garden. The property fronts onto a dedicated green space.

The open plan kitchen/diner has been upgraded with appliances to comprise double oven with integrated 1000W microwave, induction hob, dishwasher and fridge freezer. An excellent space to be able to engage in culinary endeavours and entertain simultaneously - the living space offers French doors to the garden and considerable wall space - the current owners currently utilise this with a 55" TV.

The living room is naturally light with three windows enjoying views of the dedicated green space to the front.

There are plugs with USB ports to the living room, kitchen, master bedroom and bedroom three. Benefitting from fibre to the premises provided by either Virgin or BT Internet, there are also ethernet ports in the living room, kitchen/diner and main bedroom.





The separate utility room offers access to the side of the property and housing the combination boiler and plumbing for a washing machine.

To the first floor, there are three bedrooms - bedroom one benefitting from an en-suite shower room upgraded with extra tiling, a thermostatically controlled Mira shower, heated towel rail, pedestal sink and WC. There is a considerable enclave which offers potential for the addition of built-in storage if desired.

Internal viewing highly recommended to truly appreciate.

Tenure: Freehold

All mains' services

Council Tax Band: D

EPC Rating: B

Management Fee Payable to Trustmgt Ltd of £97 per annum







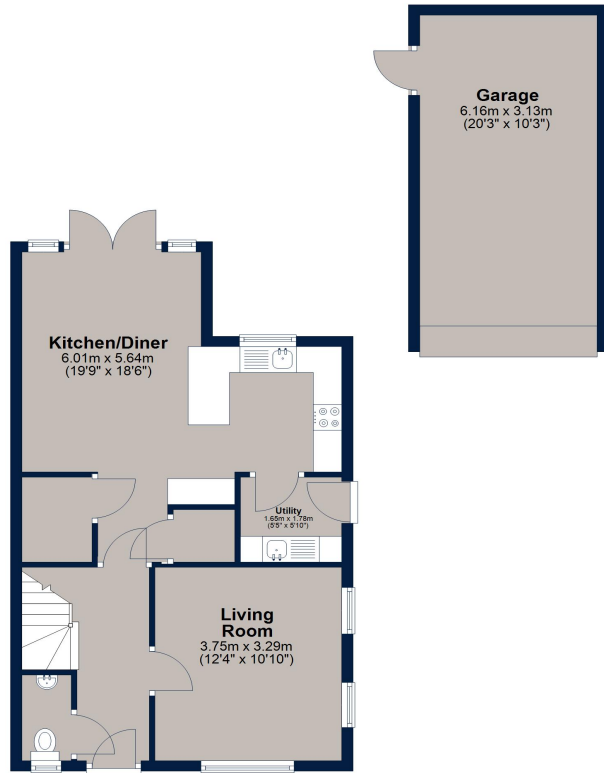
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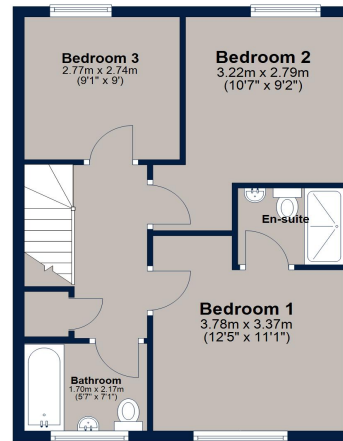
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Approx. 70.3 sq. metres (756.8 sq. feet)



Approx. 45.3 sq. metres (487.1 sq. feet)



Total area: approx. 115.6 sq. metres (1243.9 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements