



Asking Price £295,000 | Freehold

Framland Drive, Melton Mowbray, LE13 1HY





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- Extended detached family home, turn-key condition
 - Renovated to a high specification throughout
 - Desirable location, two minutes walk to Melton Country Park
 - Low maintenance garden with bar area
 - Open plan living room
 - Island kitchen
 - Off-road parking
 - John Ferneley College just a short walk away
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Grounds for excitement - we are pleased to present to the market this detached home which has been renovated by the current owners to a high specification throughout, offering its next owners an opportunity to turn the key and move straight in.

The accommodation has been extended to create a roomy open plan kitchen/dining and living space, of which the current owners have cleverly utilised the former garage to form a fantastic snug/TV room. For those who enjoy culinary endeavours the kitchen is kitted out well with Lamona appliances, induction hob, a range of neutral eye and base level units and a fantastic island centrepiece. To the groundfloor there are excellent reception dimensions, a separate dual-aspect living room benefitting from French doors to the garden, as well as a separate snug/TV room, a perfect spot for evening entertainment or watching the sport. Stunning bi-folding doors lead out to the rear garden and allow for an abundance of natural light. To the ground floor there is also a guest WC.

To the first floor, there are three bedrooms; the master benefits from built in-storage and looks out onto the rear garden. Bedroom two is also double in size and benefits too from built in storage. The bathroom has been renovated to a high specification also, with a rainfall shower over bath, waterfall-style taps,









floorstanding vanity unit with sink, and WC. The shower is electric and benefits from being directly wired to the fuse board for optimal water pressure.

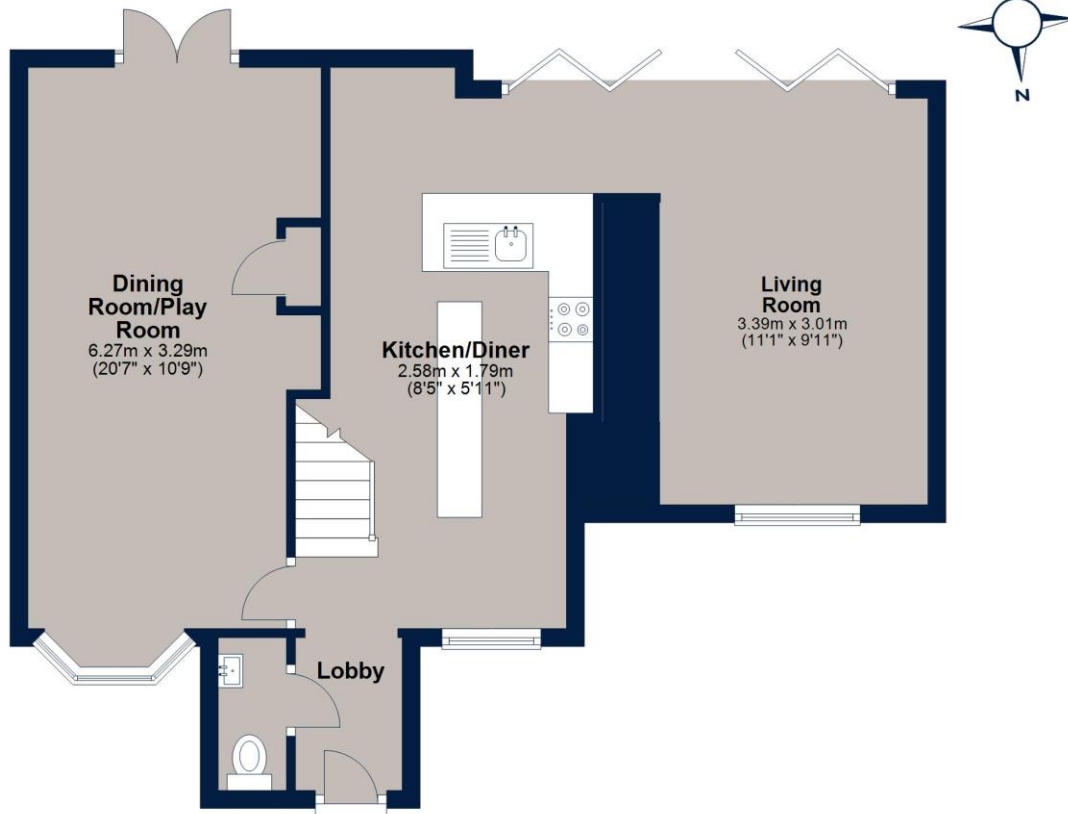
Outside, the current vendors have reconfigured the garden with low maintenance in mind with a raised artificial lawn area and porcelain slabs. There is an excellent sheltered bar space for entertaining with electric wired in too. Outside electric points are also available on the right hand side of the property from the garden. The garden also benefits from new fencing and concrete posts and an outside tap. Access to the front is available via a new rear gate.

The current vendors have loved being located within a desirable area of Melton Mowbray, the excellent living space and kitchen they have created and bi-fold doors overlooking the garden.



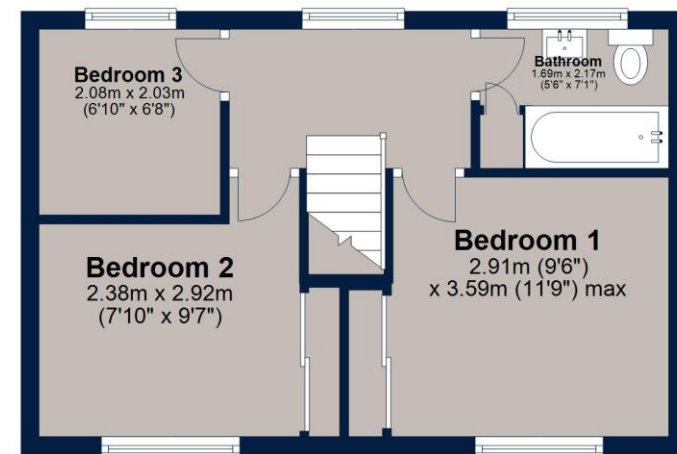
Ground Floor

Approx. 59.9 sq. metres (644.9 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.9 sq. feet)



Total area: approx. 92.5 sq. metres (995.7 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.

Key Information

Local Authority

Council Tax
Band =

Tenure
Freehold

EPC
Rating = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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