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3 Bed End Of Terrace In Fleming Drive , Melton Mowbray, LE13 1DE £225,000





SHORT DESCRIPTION

Property Ref: 13095 THREE BEDROOM END OF TERRACE HOUSE... PRIVATE ALOCATED PARKING... Situated next to the popular Melton Country Park. Great location, stones throw distance from town and close to sought after Brownlow Primary school. 2 double bedrooms and 1 smaller bedroom. 2 Allocated of road Parking Spaces with ample on street parking. Spacious kitchen diner. Large living room. Very light house, retains heat, always warm! Back garden. Good bus links and ideally situated for access to the to Leicester and Nottingham City. Entrance Hall - With laminate floor covering. Lounge With laminate floor covering, under stair storage cupboard. Stairs & Landing - With carpeted floor covering, loft access. Master bedroom With carpeted floor covering. Bedroom two With carpeted floor covering. Bedroom three carpeted floor covering. Bathroom floor covering. Gardens: To the front of the property Stoned .To the rear of the property there is a sizeable garden with great potential to personalise....

3

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Total area: approx. 69.6 sq. metres (748.9 sq. feet)

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Plan produced using PlanUp.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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