



## LODGE CLOSE, MELTON MOWBRAY

Asking Price Of £183,000

Two Bedrooms

Freehold



SEMI-DETACHED HOUSE

FRONT AND REAR GARDENS

INVESTMENT OPPORTUNITY

LOCAL SCHOOLS NEARBY

AMPLE OFF ROAD PARKING

GREAT FIRST TIME BUY

CLOSE TO LOCAL AMENITIES

SOUTH SIDE OF MELTON MOWBRAY

01664 566258

info@middletons.uk.com









Great first time buy, two bedroom semi-detached house situated to the south of Melton Mowbray on a much sought after residential area. Within walking distance of the local schools, amenities and Melton Mowbray town centre and train station.

The accommodation in brief comprises of; porch, lounge and kitchen diner to the ground floor. Two bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking and both front and rear gardens.



**PROPERTY DESCRIPTION** Great first time buy, two bedroom semi-detached house situated to the south of Melton Mowbray on a much sought after residential area. Within walking distance of the local schools, amenities and Melton Mowbray town centre and train station. The accommodation in brief comprises of; porch, lounge and kitchen diner to the ground floor. Two bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking and both front and rear gardens.

**PORCH** UPVC part glazed door into the porch with dual aspect double glazed windows and a part glazed door into the lounge.

**LOUNGE** 13' 8" x 12' 11" (4.18m x 3.96m) Nicely proportioned room having a double glazed window to the front aspect, radiator, feature fireplace with gas fire, stair case rising to the first floor landing and carpet flooring.

**KITCHEN/DINER** 13' 7" x 9' 0" (4.16m x 2.75m) Fitted with a modern range of wall, base and drawer units, roll edge work surfaces, tiled splash backs, stainless steel one and a half bowl sink and drainer, space and plumbing for both a washing machine and dishwasher and space for a freestanding cooker with extractor hood over. Double glazed window and uPVC door to the rear garden, radiator, wall mounted condenser boiler and vinyl flooring. Ample space for a dining table and free standing fridge freezer.

**LANDING** Taking the stairs from the lounge to the first floor having a double glazed window to the side aspect, airing cupboard, loft access hatch and doors off to;

**MASTER BEDROOM** 13' 8" x 10' 7" (4.18m x 3.24m) Having a double glazed window to the front aspect, radiator and carpet flooring.

**BATHROOM** 5' 10" x 6' 0" (1.78m x 1.85m) Comprising of a low flush WC, pedestal wash hand basin, panel bath with shower riser over, radiator, tiled splash areas, vinyl flooring and an obscure glazed window.

**BEDROOM TWO** 11' 6" x 7' 5" (3.53m x 2.28m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**OUTSIDE TO THE FRONT** Having a paved driveway leading to double gates with further secured parking beyond, formal lawn to the side with paving adjacent to the house.

**REAR GARDEN** Having a paved patio area adjacent to the house, outside tap, garden shed, gate to the secure parking area, formal lawn with mature shrub borders, wood panel fencing securing the boundary.

**USEFUL INFORMATION** Please note that any services, heating, systems or appliances have not been tested, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned above to be agreed with the seller. All measurements are approximate and all floor plans are intended as a guide only.

**FULL BROCHURE** A full brochure for this property is available on the Middletons website.

**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.



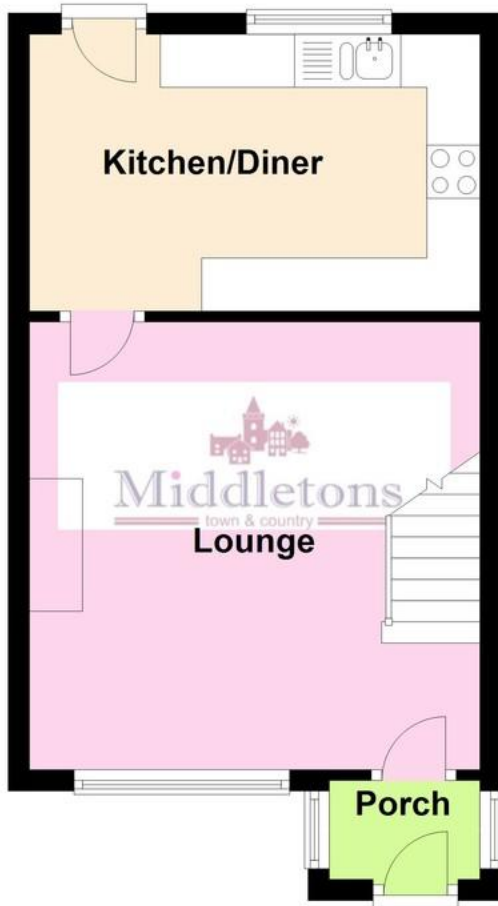








## Ground Floor




## 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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[info@middletons.uk.com](mailto:info@middletons.uk.com)

**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 and 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.