



MILL STREET, MELTON MOWBRAY

Asking Price Of £210,000

Three Bedrooms

Freehold



MID-TERRACED HOUSE

DOWNSTAIRS WC

SPACIOUS LIVING ACCOMMODATION

LOCAL SCHOOLS NEARBY

NO CHAIN

OPEN-PLAN KITCHEN

LOW MAINTENANCE REAR GARDEN

TOWN CENTRE LOCATION

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Offered with no upward chain this extended, spacious three bedroom mid terraced house is situated close to the town centre of Melton Mowbray, convenient for the train station and local schools.

The accommodation in brief comprises; entrance hall, lounge, open-plan dining kitchen, cloakroom and sitting room to the ground floor. Three good sized bedrooms and a family shower room to the first floor. Outside the property benefits from both front and rear gardens.



PORCH UPVC door with side panels into the porch, door to the entrance hall.

ENTRANCE HALL Part glazed door into the entrance hall having stairs rising to the first floor landing, under stair storage cupboard, radiator, alarm panel, vinyl flooring and door through to the kitchen diner.

KITCHEN/DINER 10' 0" x 15' 5" (3.06m x 4.72m) Open-plan to both reception rooms the spacious kitchen diner is fitted with a generous range of wall, base and drawer units, return work surfaces, sink with mixer tap over, integrated dishwasher, brand new Beko oven and electric hob with extractor hood over. Ample room for a dining table and chairs, vinyl flooring throughout, vertical radiator and inset spotlights.

LOUNGE 13' 11" x 10' 11" (4.25m x 3.33m) Having a double glazed walk-in bay window to the front aspect, two radiators, feature fireplace with gas fire and vinyl flooring.

SITTING ROOM 15' 5" x 11' 1" (4.71m x 3.38m) Having double glazed french doors opening out onto the rear garden, two frosted double glazed windows to the side, vertical radiator, vinyl flooring, door to the rear lobby.

CLOAKROOM / UTILITY 5' 0" x 6' 3" (1.53m x 1.92m) Rear lobby with external door to the side and door to the utility/WC. Comprising of a low flush WC, space and plumbing for a washing machine, wall unit, extractor fan, part tiled walls and tiled flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing with loft access hatch and doors off to;

MASTER BEDROOM 14' 4" x 10' 9" (4.38m x 3.28m) Spacious double room having a double glazed walk-in bay window to the front aspect, fitted wardrobes, radiator and carpet flooring.

BEDROOM TWO 10' 1" x 10' 9" (3.08m x 3.28m) Having a double glazed window to the rear aspect, radiator, built-in storage cupboard, fitted shelving and carpet flooring.

SHOWER ROOM 5' 8" x 6' 2" (1.73m x 1.9m) Comprising of a low flush WC, vanity unit wash hand basin and shower cubicle. Obscure glazed window, heated towel rail, tiled walls and vinyl flooring.

BEDROOM THREE 7' 5" x 7' 4" (2.27m x 2.26m) Having a double glazed window to the front aspect, radiator and carpet flooring.

FRONT GARDEN Gravelled for low maintenance with a picket fence and gate to the boundary, door to the shared passageway.

REAR GARDEN Having a decked seating area adjacent to the property, garden tap, garden shed, steps down to a generous gravelled area with mature hedging to the boundary.

USEFUL INFORMATION 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.

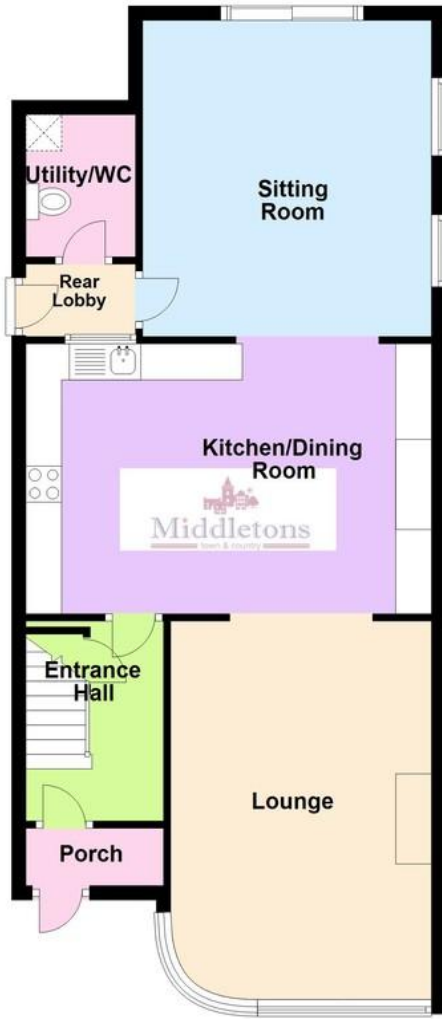
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Ground Floor



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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & 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 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.