



## HORSE FIELD VIEW, MELTON MOWBRAY

Asking Price Of £175,000

Two Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

TWO BEDROOMS

GOOD COMMUTER LINKS

INVESTMENT OPPORTUNITY

LANDSCAPED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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





**PROPERTY DESCRIPTION** Great first time buy or investment opportunity, two bedroom semi-detached house situated on a quiet cul-de-sac on the outskirts of Melton Mowbray. Within easy reach of local schools, amenities and the town centre. The accommodation on offer comprises; entrance hall, lounge diner and kitchen to the ground floor. Two good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from being set back from the road with a landscaped rear garden. The boiler has been recently replaced (since the EPC was done).

**ENTRANCE HALL** Having stairs rising to the first floor, under stair storage area, storage cupboard, radiator and solid oak door with quality handles to the lounge diner.

**LOUNGE/DINER** 20' 0" x 9' 9" (6.11m x 2.99m) Spacious reception room having a window to the front aspect, window and external door to the rear garden in the dining area, two radiators, carpet flooring and solid oak door with quality handles off to the kitchen.

**KITCHEN** 5' 11" x 10' 5" (1.82m x 3.19m) Fitted with a range of wall base and drawer units, roll edge work surfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine, integrated electric oven and gas hob with extractor over. Window over looking the rear garden, tiled splash backs and flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having solid oak door with quality handles off to;

**MASTER BEDROOM** 13' 1" x 10' 9" (4.0m x 3.28m) A good sized double room having a window to the front aspect, radiator, in-built storage cupboard and carpet flooring.

**BATHROOM** 6' 2" x 5' 7" (1.88m x 1.71m) Comprising of a panel bath with shower over and glazed shower screen, pedestal wash hand basin and a low flush WC. Obscure glazed window, cupboard housing a radiator, part tiled walls and tiled flooring.

**BEDROOM TWO** 9' 4" x 7' 8" (2.85m x 2.35m) A good sized second bedroom having a window to the rear aspect, radiator, built-in storage cupboard and carpet flooring.

**OUTSIDE TO THE FRONT** Set back from the road which offers ample on street parking areas, paved pathway to the front door, formal lawn and gated side access to the rear garden.

**REAR GARDEN** Landscaped for low maintenance having a gravel seating area adjacent to the property and continuing along a formal lawn to the garden sheds at the rear which are situated on raised decking. Wood panel fencing to the boundary, covered side passage with gate to the front and garden tap.

**AGENTS NOTE** 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.

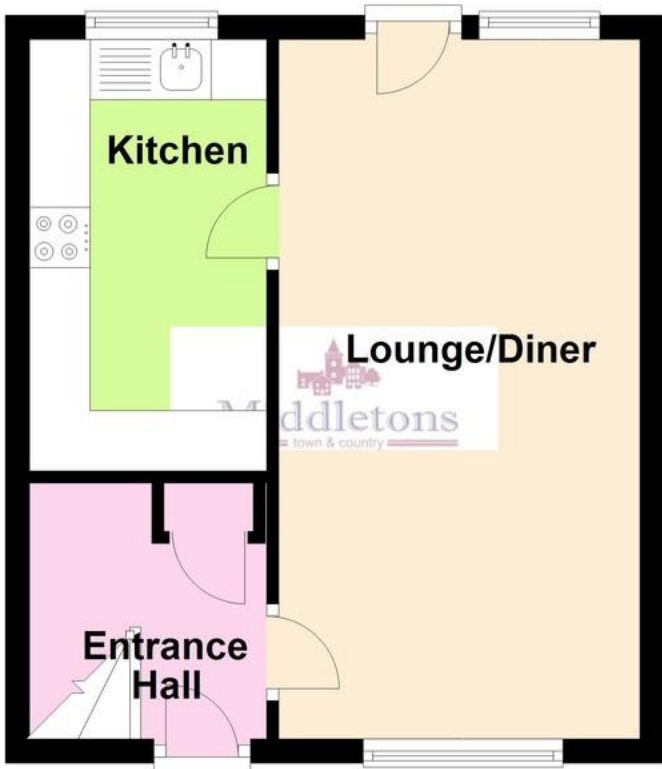
**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







## 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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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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.