



MELTON ROAD, AB KETTLEBY

Asking Price Of £220,000

Three Bedrooms

Freehold



CHARACTER COTTAGE

UTILITY ROOM

THREE DOUBLE BEDROOMS

GOOD COMMUTER LINKS

BATH AND SHOWER ROOMS

THREE RECEPTION ROOMS

LOCAL SCHOOLS NEARBY

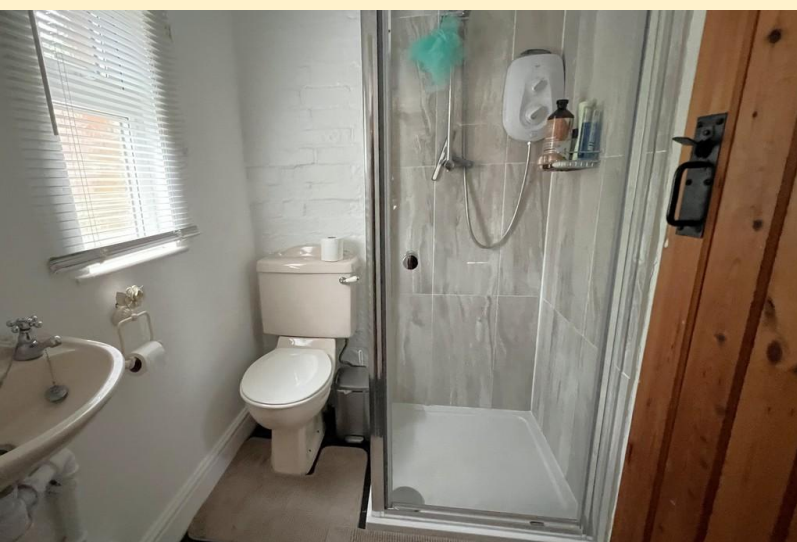
NORTH OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Quirky cottage with a wealth of character throughout, having three double bedrooms and situated in the delightful village of Ab Kettleby. The village is approximately three miles north of the market town of Melton Mowbray, benefiting from a primary school and the Sugar Loaf public house which is just a stones throw away.

The generous accommodation on offer comprises of; Lounge, dining room, sun room, kitchen, utility room and shower room to the ground floor. Three double bedrooms and a family bathroom to the first floor. Outside there is a coal shed for storage accessed via a right away across a private courtyard owned by number 9 Melton road.

LOUNGE 14' 1" x 13' 9" (4.3m x 4.2m) Solid wood door into the lounge having a walk-in bay window to the front aspect, radiator, exposed brick open fireplace with feature oak beam, alcoves with fitted cupboards, beams to the ceiling, quarry tiled flooring and cottage latch doors off to;

SNUG 13' 9" x 11' 9" (4.2m x 3.6m) Having a walk-in bay window to the front aspect, exposed brick open fireplace with oak beam mantel, beamed ceiling and wood flooring.

INNER HALL Having stairs rising to the first floor landing, in-built storage cupboard and door to a handy storage area.

KITCHEN 11' 9" x 8' 10" (3.6m x 2.7m) Fitted with a range of base and drawer units, work surfaces with ceramic sink and drainer unit, space and plumbing for a dishwasher, space for a Range cooker with extractor over. Two windows and an external door to the rear, under stairs storage cupboard, beamed ceiling, radiator and quarry tile flooring.

SUN ROOM 10' 9" x 8' 6" (3.3m x 2.6m) Currently used a dining room this light and airy room has dual aspect windows and an external door to the courtyard, poly carbonate roofing and tiled flooring. Cupboard housing the oil fired central heating boiler.

UTILITY ROOM 10' 5" x 9' 10" (3.2m x 3m) This handy space has solid wood work surface over exposed brick supports, inset Belfast sink, space and plumbing for a washing machine, Window to the side aspect, built-in storage cupboard, inset spotlights, ample room for further white good, quarry tile flooring, feature ornamental cast iron fire grate and door to the shower room

SHOWER ROOM 5' 10" x 4' 7" (1.8m x 1.4m) Comprising of a walk-in shower cubicle, low flush WC, wall mounted wash hand basin and a heated towel rail. Obscure glazed window and tiled flooring with underfloor heating.

STORE 8' 2" x 4' 3" (2.5m x 1.3m) Handy storage space fitted with shelving.

LANDING Taking the stairs from the inner hall to the first floor landing having a window to the rear aspect and doors off to;

MASTER BEDROOM 13' 5" x 12' 1" (4.1m x 3.7m) Having a window to the front aspect, radiator, built-in storage cupboards, one housing the hot water tank and carpet flooring.

BEDROOM TWO 12' 1" x 11' 9" (3.7m x 3.6m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 8' 10" x 7' 10" (2.7m x 2.4m) Comprising of a roll top free standing bath with mixer tap and hand held shower, low flush WC, vanity unit wash hand basin and a heated towel rail. Obscure glazed window, exposed stone feature wall and vinyl flooring.

BEDROOM 3 11' 9" x 7' 6" (3.6m x 2.3m) Having a window to the rear aspect, radiator and carpet flooring.

FRONT ASPECT Dwarf wall to the front boundary

PLEASE NOTE There isn't any outdoor space to this cottage. This cottage has a pedestrian right of way to No 9's courtyard to access the oil tank and coal shed.

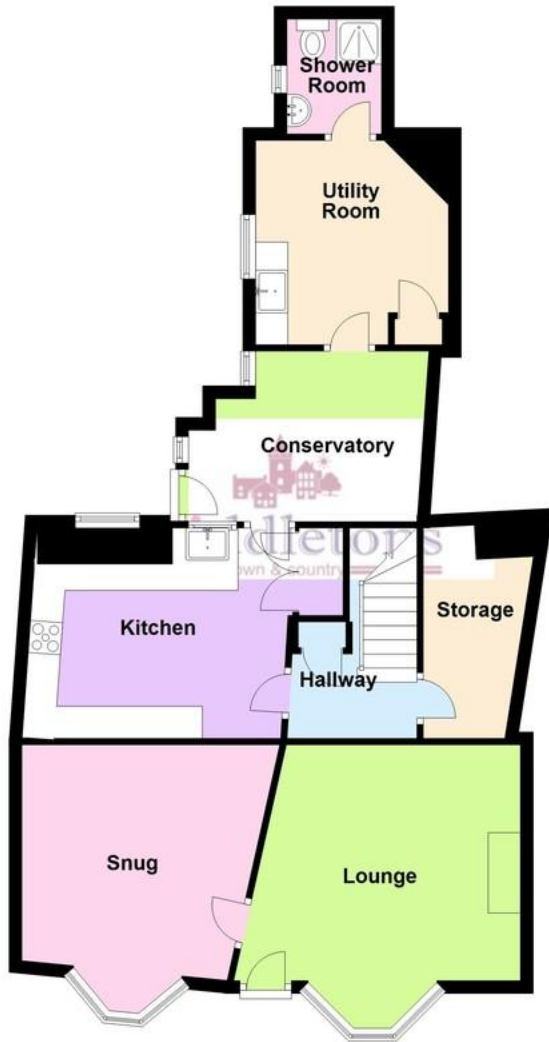
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Ground Floor



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+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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.