



## **HORSE FIELD VIEW, MELTON MOWBRAY**

**Asking Price Of £90,000 – 60% share**

**Two Bedrooms**

**Leasehold**



**SEMI-DETACHED HOUSE**

**GREAT FIRST TIME BUY**

**ELECTRIC HEATING**

**CLOSE TO LOCAL SCHOOLS**

**60% SHARED OWNERSHIP**

**TWO BEDROOMS**

**ENCLOSED GARDEN**

**NORTH WEST SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**









**\*\*\*60% SHARED OWNERSHIP - FIRST TIME BUY OPPORTUNITY\*\*** Two bedroom semi-detached situated to the north west side of Melton Mowbray, ideally placed for easy access to the town centre, local schools and amenities.

The accommodation comprises of; Lounge and dining kitchen to the ground floor, two bedrooms and a family bathroom to the first floor. Low maintenance garden to the rear. Purchase of the full 100% is possible, ask for details.

**LOUNGE** 14' 11" x 12' 9" (4.55m x 3.89m) Having a double glazed box bay window to the side aspect and a further double glazed window to the front aspect, electric radiator, built in cloaks cupboard, stairs rising to the first floor, laminate wood flooring and doors through to the kitchen diner.

**KITCHEN/BREAKFAST ROOM** 12' 9" x 8' 5" (3.9m x 2.58m) Fitted with a range of wall, base and drawer units, roll edge work surfaces, inset stainless steel sink and drainer with mixer tap over, space for an under counter fridge, space for an electric cooker and space and plumbing for a washing machine. There is room for a breakfast table and free standing fridge freezer, electric radiator, vinyl flooring, double glazed window and UPVC door to the rear garden.

**LANDING** Taking the stairs from the lounge to the first floor with doors off to;

**MASTER BEDROOM** 11' 10" x 9' 6" (3.61m x 2.9m) Having a double glazed window to the front aspect, electric radiator, built in storage cupboard and laminate wood flooring.

**BATHROOM** 6' 2" x 8' 4" (1.89m x 2.55m) Comprising of a panel bath with electric shower over, pedestal wash hand basin, low flush WC and a heated towel rail. Airing cupboard, obscure glazed window, part tiled walls and an obscure glazed window.

**BEDROOM TWO** 11' 1" x 6' 4" (3.4m x 1.95m) Having a double glazed window to the rear aspect, radiator and carpet flooring

**REAR GARDEN** Paved areas and gravel bed for low maintenance, outside tap and electrical socket. The boundary is secure with wood panel fencing with a gate to the side.

**SHARED OWNERSHIP INFORMATION** There is a monthly rent payable for the 60% share of £161.40 and a monthly service charge of £31.29. These charges are normally reviewed annually. There may be an option of buying the freehold of this property outright. If this interests you please ask for details. For more information on Shared Ownership scheme please ask for details. 100% freehold can be purchased, service charges apply £6.95pcm for communal and grounds maintenance.

**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.





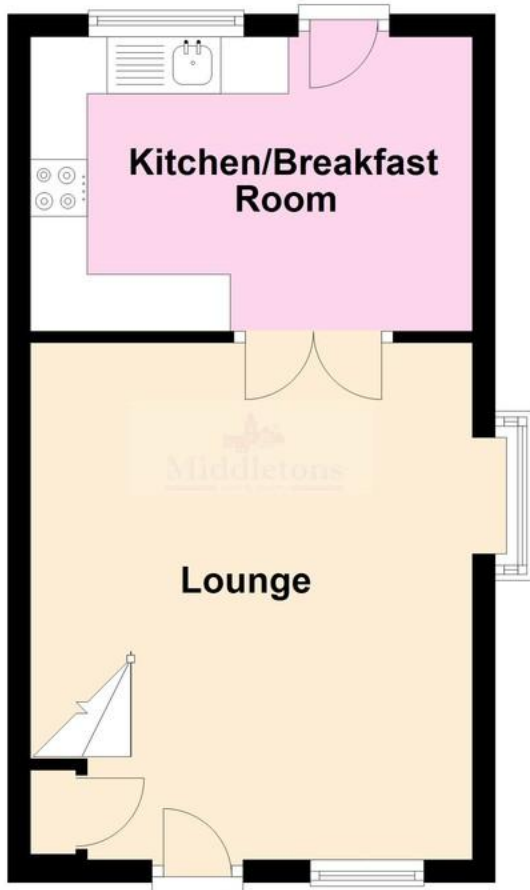








## Ground Floor



## 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.