



SCHOOL LANE, SOUTH CROXTON

Asking Price Of £420,000

Three Bedrooms

Freehold



DETACHED HOUSE

CHAIN FREE

ENSUITE TO THE MASTER

LOCAL SCHOOLS NEARBY

GARAGE AND DRIVEWAY

SOUTH FACING GARDEN

VILLAGE LOCATION

SOUTHWEST OF MELTON MOWBRAY

COUNCIL TAX BAND F

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Offered with no upward chain, three bedroom detached home in need of modernisation throughout, situated in the sought after village of South Croxton.

The accommodation on offer comprises of; entrance hall, lounge, dining room, conservatory, kitchen and bathroom to the ground floor. Three bedrooms, one ensuite shower room and a large storage room to the first floor. Outside the property benefits from generous off road parking, garage and a south facing rear garden.

ENTRANCE HALL UPVC glazed door into the entrance hall having stairs rising to the first floor landing, airing cupboard, radiator, carpet flooring and doors off to;

LOUNGE 21' 0" x 12' 5" (6.42m x 3.8m) Spacious reception room having dual aspect windows to the front and rear aspects, two radiators, feature stone fireplace with gas fire and carpet flooring.

DINING ROOM 9' 11" x 11' 7" (3.03m x 3.55m) Having a window to the rear aspect, radiator and carpet flooring.

KITCHEN/BREAKFAST ROOM 14' 2" x 11' 3" (4.33m x 3.44m) In need of a refit, currently fitted with wall, base and drawer units with work surfaces over, stainless steel sink and drainer unit, space and plumbing for a washing machine and space for a freestanding cooker and undercounter fridge. Dual aspect windows to the side and rear aspect, door to the conservatory, ample room for a breakfast table, radiator and carpet tiles.

CONSERVATORY 8' 0" x 11' 9" (2.44m x 3.60m) Glazed conservatory having patio doors to the rear garden, fitted vertical blinds, electric sockets and carpet flooring.

BATHROOM 6' 5" x 8' 0" (1.96m x 2.44m) Comprising of a panel bath with shower over, glazed shower screen, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator and carpet flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the front aspect, radiator, storage cupboard and doors off to;

MASTER BEDROOM 13' 3" x 12' 8" (4.04m x 3.88m) Having a window to the rear aspect with views of the countryside beyond, radiator, carpet flooring and a sliding door to the ensuite shower room.

ENSUITE Comprising of a shower cubicle, pedestal wash hand basin, low flush WC and a towel radiator. Obscure glazed window, tiled walls and carpet flooring.

BEDROOM TWO 12' 9" x 11' 8" (3.91m x 3.58m) Having a window to the rear aspect with countryside views, radiator, carpet flooring, door to the storage space.

STORAGE SPACE 5' 0" x 7' 8" (1.53m x 2.35m) Three areas for storage with a door to the landing which with planning permissions could create a further bedroom.

BEDROOM THREE 8' 11" x 10' 11" (2.73m x 3.35m) Having a window to the front aspect, radiator and carpet flooring.

OUTSIDE TO THE FRONT Having a block paved drive providing ample off road parking, double garage, steps up to the front door with a landscaped shrub garden to the side, pathway extending to the side of the property giving access to a paved patio area and the rear garden.

GARAGE 21' 1" x 15' 5" (6.44m x 4.70m) Having an up and over door with a personnel door to the side, power and light connected, two side windows, wall mounted central heating boiler, power and lighting. Small ladder to a door giving access to a further storage area.

REAR GARDEN South facing garden having a paved patio adjacent to the property, garden tap, formal lawn with landscaped borders boasting an array of well established shrubs, steps down to the summer house where you can make the most of the days sun.

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>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E	53	
(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.