



## BUCKMINSTER CLOSE, MELTON MOWBRAY

Asking Price Of £150,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

INVESTMENT OPPORTUNITY

DRIVEWAY AND CARPORT

LOCAL AMENITIES NEARBY

PROJECT PROPERTY

CHAIN FREE

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Offered with no upward chain, three bedroom semi-detached project property in need of renovation throughout. Situated to the south side of Melton Mowbray with close proximity to local schools and amenities.

The accommodation on offer comprises; entrance hall, lounge, dining room, conservatory and kitchen to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, carport and a good sized rear garden.



**ENTRANCE HALL** Steps up to the front door opening into the entrance hall having stairs rising to the first floor landing, under stair storage cupboard, radiator and doors off to;

**LOUNGE** 14' 3" x 10' 4" (4.35m x 3.16m) Having a bay window to the front aspect, feature fireplace with gas fire, archway through to the dining room.

**DINING ROOM** 10' 11" x 8' 11" (3.35m x 2.72m) Having patio doors to the conservatory, radiator and door to the kitchen.

**CONSERVATORY** 14' 7" x 7' 4" (4.47m x 2.25m) Lean-to glazed conservatory having French doors to the rear garden and door to the kitchen.

**KITCHEN** 7' 5" x 10' 4" (2.28m x 3.15m) In need of refitting, having a window to the side aspect, window and door to the conservatory, plumbing for a washing machine.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having a window to the side aspect, loft access hatch and doors off to;

**MAIN BEDROOM** 9' 4" x 13' 0" (2.86m x 3.98m) Having a window to the front aspect, radiator and fitted wardrobes.

**BEDROOM TWO** 10' 9" x 10' 0" (3.3m x 3.07m) Having a window to the rear aspect and radiator.

**BATHROOM** 6' 5" x 7' 3" (1.96m x 2.23m) Comprising of a panel bath, vanity unit wash hand basin and close coupled WC. Obscure glazed window

**BEDROOM THREE** 6' 7" x 9' 10" (2.012m x 3m) Having a window to the front aspect and radiator.

**FRONT ASPECT** Dwarf wall to the boundary, formal lawn, steps up to the front door, driveway to the side providing ample off road parking and leading to the carport.

**CARPORT** Lean-to carport having a garage door to the front, garden tap and access to the rear garden.

**REAR GARDEN** Generous west facing rear garden mainly laid to lawn with mature shrubs to the border, greenhouse and large garden shed.

**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.

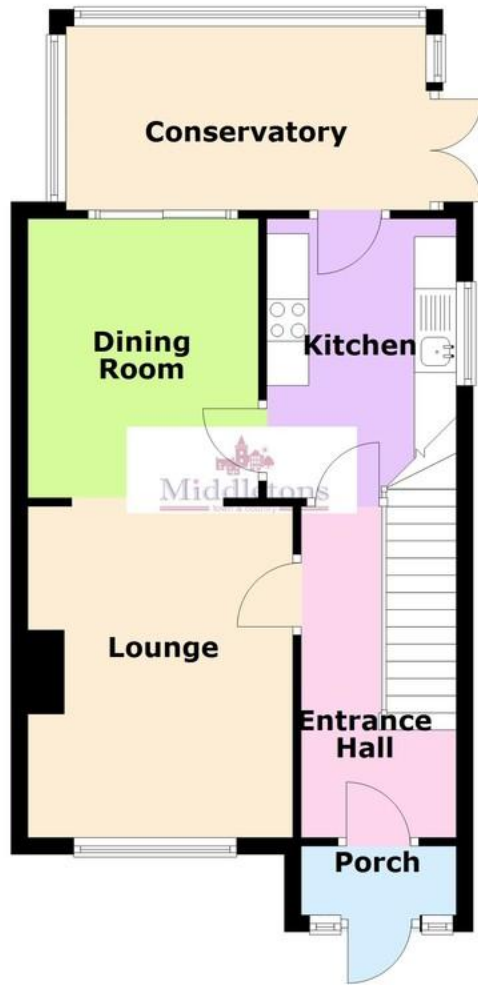
**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







## 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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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info@middletons.uk.com

**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.