



OLD STATION DRIVE, SAXBY

Asking Price Of £220,000

Two Bedrooms

Freehold



MID-TERRACED COTTAGE

GARAGE

OPEN-PLAN LIVING KITCHEN

RURAL LOCATION

OFF ROAD PARKING

COUNTRYSIDE VIEWS

FRONT AND REAR GARDENS

EAST OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Character, two bedroom mid-terraced cottage with countryside views situated in a delightful rural position on the outskirts of Saxby village, approximately four miles from the town of Melton Mowbray.

The accommodation on offer comprises of; entrance porch, dining room, open-plan living kitchen to the ground floor. Two double bedrooms and a four piece bathroom to the first floor. Outside the property benefits from both front and rear gardens, off road parking and a garage.



PORCH Part glazed door into the porch with a door through to the dining room.

DINING ROOM 14' 1" x 14' 0" (4.31m x 4.28m) Having a bay window to the front aspect, radiator, feature fireplace with electric fire, under stair storage cupboard, flagstone flooring. Doors through to the kitchen and the staircase rising to the first floor landing.

LIVING KITCHEN 23' 1" x 15' 5" (7.06m x 4.7m) This characterful open-plan living kitchen is fitted with a range of wall, base and drawer units with work surfaces over, integral breakfast bar inset with a stainless steel one and a half bowl sink and drainer, space and plumbing for a washing machine, Range cooker with a stainless steel extractor hood over and space for a free-standing American style fridge/freezer. The living area has French doors with picture windows to each side allowing views of the garden and countryside beyond, Velux skylight, electric log burner, feature oak beams to the ceiling and flagstone flooring throughout.

LANDING Taking the stairs from the dining room to the first floor landing with doors off to;

MASTER BEDROOM 9' 1" x 17' 4" (2.79m x 5.30m) Having two windows to the front aspect, radiator, fitted wardrobe and carpet flooring.

BATHROOM 7' 10" x 9' 4" (2.41m x 2.85m) Four piece white suite comprising a low flush WC, vanity unit wash hand basin, panel bath and a walk-in shower cubicle. Obscure glazed window, heated towel rail, part tiled walls and tiled flooring.

BEDROOM TWO 12' 8" x 9' 0" (3.87m x 2.75m) Having a window to the rear aspect, radiator and carpet flooring.

FRONT GARDEN Formal lawn with a pathway to the front door.

GARAGE AND PARKING 7' 11" x 17' 2" (2.42m x 5.25m) Situated in a block with off-road parking for two cars. The garage has an up and over door.

REAR GARDEN Having steps down to the garden from the lounge area designed for easy maintenance with block paving and small lawned areas, garden shed, wood panel fencing to the boundaries and delightful open countryside views over the fields beyond.

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+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.