



KIPLING DRIVE, MELTON MOWBRAY

Asking Price Of £195,000

Two Bedrooms

Freehold



MID-TERRACED HOUSE

DOWNSTAIRS WC

REAR GARDEN

CLOSE TO LOCAL AMENITIES

OFF ROAD PARKING

TWO DOUBLE BEDROOMS

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Two double bedroom mid-terrace house, situated on a desirable cul-de-sac to the North side of Melton Mowbray, close to local primary and secondary schools, and within a commutable distance to Nottingham.

The accommodation on offer comprises; entrance hall, cloakroom, kitchen and lounge diner to the ground floor. Two double bedrooms and a family bathroom to the first floor. Outside the property benefits from two allocated car parking spaces, shrub garden to the front and a good sized garden to the rear.

ENTRANCE HALL Composite door into the entrance hall having stairs rising to the first floor, radiator, laminate wood flooring and doors to the cloakroom and kitchen.

CLOAKROOM Comprising of a low flush WC and a corner wash hand basin with tiled splash back, obscure glazed window, radiator and laminate wood flooring.

KITCHEN 8' 10" x 10' 2" (2.7m x 3.1m) Fitted with modern wall base and wall units with work surfaces over, stainless steel sink and drainer unit, plumbing for a washing machine, space for a tumble dryer and an undercounter fridge freezer, Integrated Electrolux oven and gas hob with extractor hood over. Window to the front aspect, heated towel rail and porcelain tiled flooring.

LOUNGE/DINER 12' 1" x 14' 9" (3.7m x 4.5m) Having French doors to the rear garden, two radiators, under stairs storage cupboard and laminate wood flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a loft hatch and doors off to;

MAIN BEDROOM 9' 2" x 12' 1" (2.8m x 3.7m) Having a window over looking the rear garden, radiator and carpet flooring.

BATHROOM Fitted with a modern white suite comprising of a 'P' shaped bath with shower over and glazed shower screen, vanity unit wash hand basin and close coupled WC. Tiled splash areas, heated towel rail, extractor fan and tiled flooring.

BEDROOM TWO 7' 10" x 12' 1" (2.4m x 3.7m) Having two windows to the front aspect, radiator and carpet flooring.

FRONT ASPECT Step up to the front door with a small mature shrub garden to the side.

CAR PARKING Two allocated, off road tandem car parking spaces to the front of the property.

REAR GARDEN Decked seating area adjacent to the property with a decked pathway edging the lawn which has a raised shrub bed to one side. Wood panel fencing to the boundary.

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.

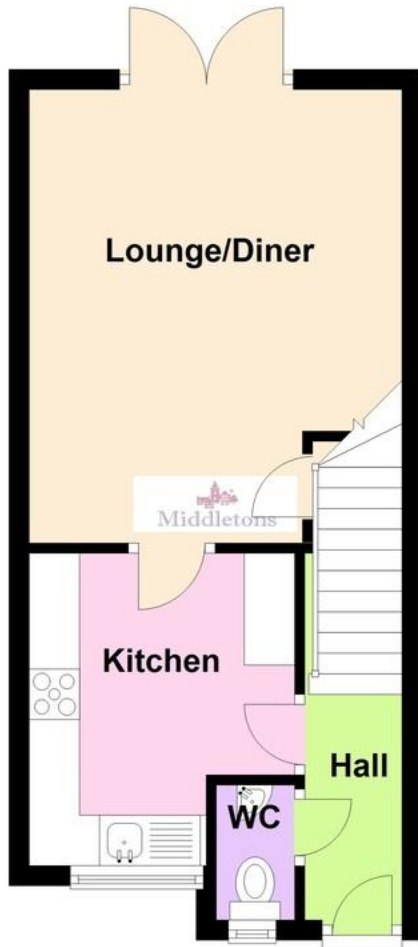
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



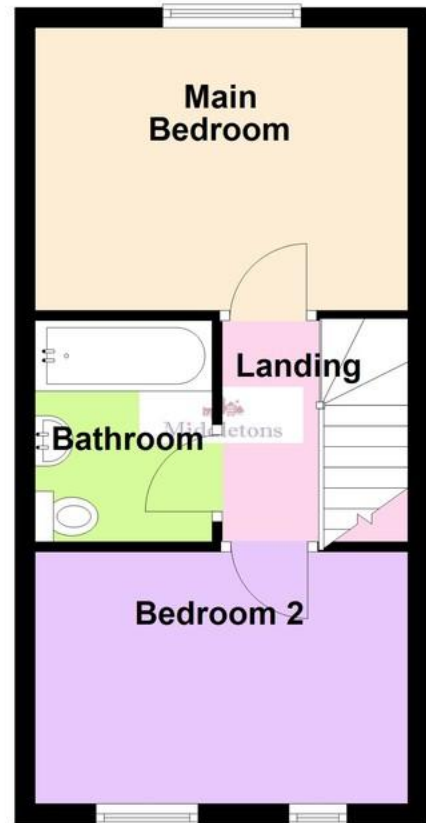




Ground Floor




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		92
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(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.