



ROSSITER CLOSE, MELTON MOWBRAY

Asking Price Of £190,000

Two Bedrooms

Freehold



END-TERRACE HOUSE

DOWNSTAIRS WC

WEST FACING GARDEN

CLOSE TO LOCAL AMENITIES

OFF ROAD PARKING

FIRST TIME BUYER OPPORTUNITY

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Great first time buy opportunity, this well presented, modern end terrace house is situated to the north side of Melton Mowbray. Within walking distance of the town centre and local schools.

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

ENTRANCE HALL Part glazed door into the entrance hall, dual aspect windows, doors to the cloakroom and lounge.

CLOAKROOM Comprising of a low flush WC and a vanity unit wash hand basin with tiled splash back. Obscure glazed window and tiled flooring.

LOUNGE 13' 3" x 11' 9" (4.04m x 3.59m) Having a window to the front aspect, radiator, staircase leading up to the first floor landing, laminate wood flooring and door to the kitchen diner.

KITCHEN/DINER 15' 2" x 8' 9" (4.63m x 2.68m) Fitted with a modern range of range of wall, base and drawer units with work surfaces, tiled splash backs, stainless steel one and a half bowl drainer unit with flexi hose mixer tap over. Integrated oven and grill with a gas hob and a stainless steel extractor hood over, integrated fridge and freezer. Window and French doors to the garden, concealed 'Baxi' boiler, inset spot lights and a tiled floor.

LANDING Taking the stairs from the lounge to the first floor landing having a window to the side and doors off to;

MAIN BEDROOM 15' 4" x 10' 0" (4.68m x 3.07m) A generous sized double bedroom having two windows to the front aspect with views of the green, radiator, built in cupboard and carpet flooring.

BEDROOM TWO 8' 9" x 8' 11" (2.68m x 2.73m) Having a window to the rear aspect, radiator, loft hatch and carpet flooring.

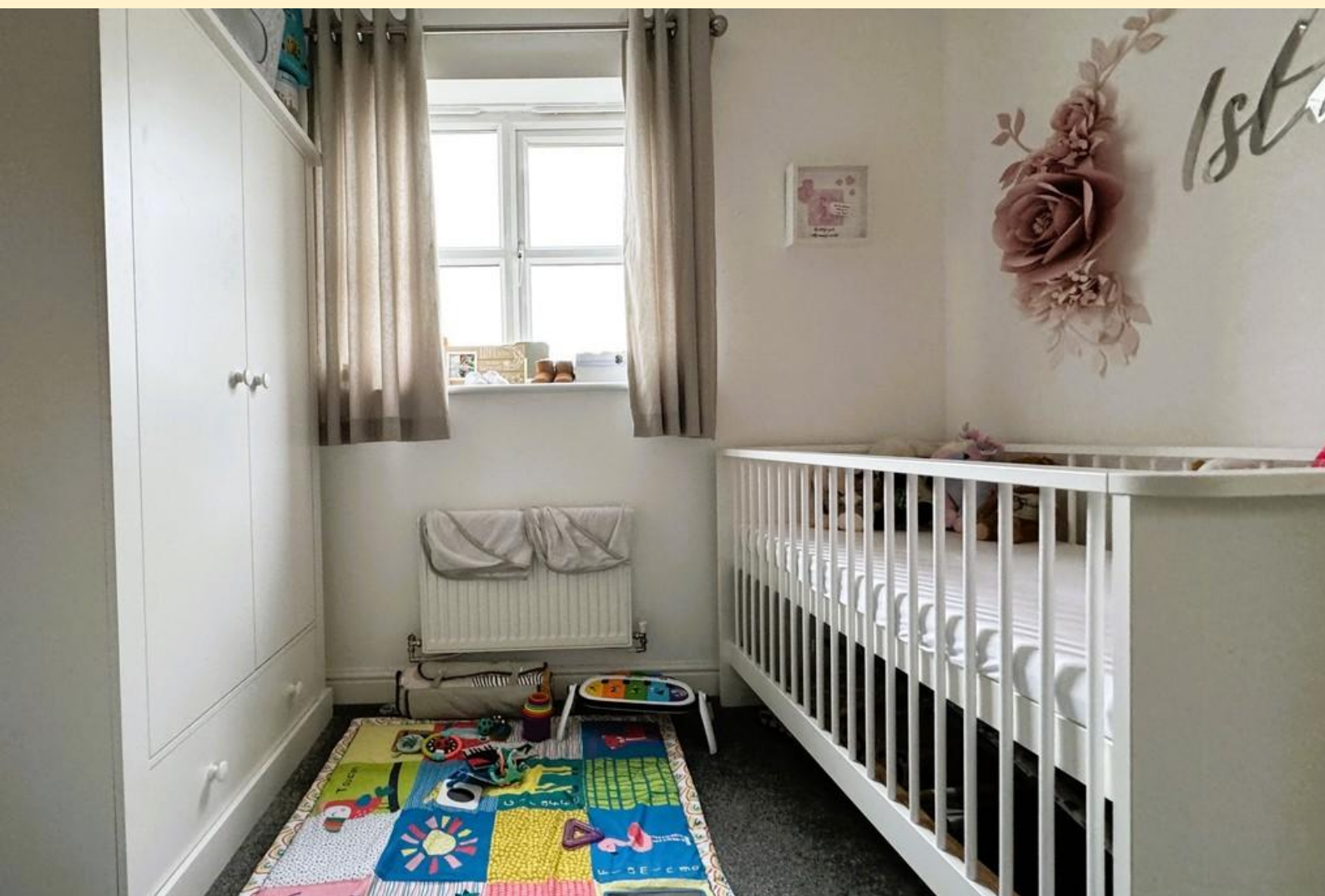
BATHROOM 5' 4" x 3' 10" (1.65m x 1.18m) Comprising of a low flush WC, vanity unit wash hand basin, bathe with shower and glazed shower screen. Obscure glazed window, electric shaver point, tiled splash backs, tiled flooring and inset spotlights.

FRONT ASPECT Having a tarmac drive providing off road parking to the front with mature shrubs to the side, front door to the side with a storm porch having courtesy lighting and side gate to the rear garden.

REAR GARDEN West facing garden having a paved patio area adjacent to the house with an outside tap, formal lawn with gravel borders, garden shed and wood panel fencing to the boundary with side gate.

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.

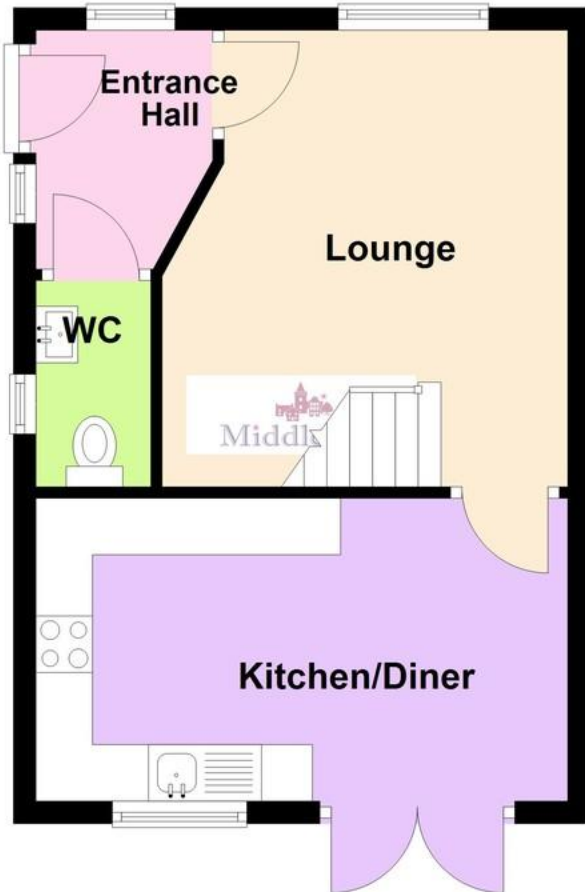
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



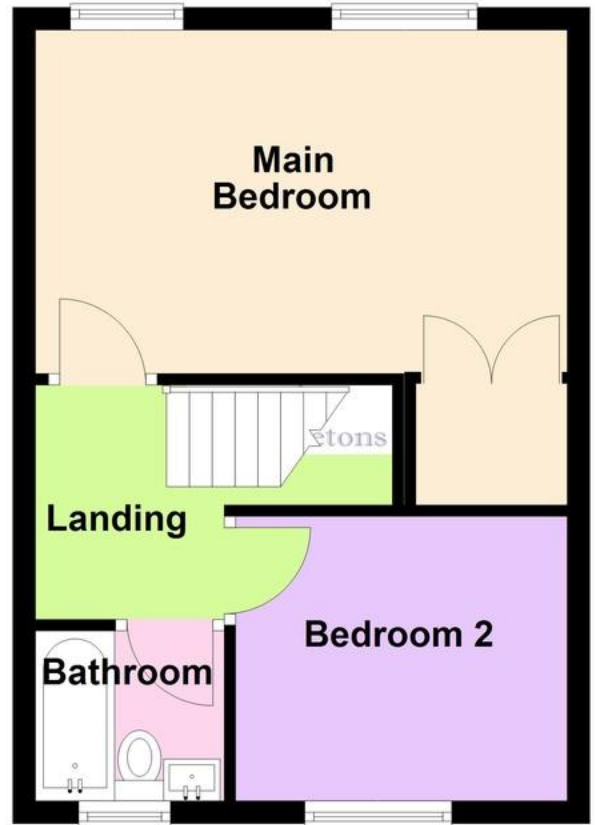




Ground Floor



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	76	
(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.