



## CLUMBER STREET, MELTON MOWBRAY

Asking Price Of £199,950

Three Bedrooms

Freehold



MID-TERRACED HOUSE

GREAT FIRST TIME BUY

INVESTMENT OPPORTUNITY

LOCAL AMENITIES NEARBY

CHARACTER PROPERTY

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

CLOSE TO THE TOWN CENTRE

COUNCIL TAX BAND A

01664 566258

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Characterful three bedroom mid-terrace house situated on a popular residential street to the north west of Melton Mowbray. Within dose proximity to local amenities, schools and the town centre.

The accommodation on offer comprises; lounge, dining room, kitchen and family bathroom to the ground floor. Three bedrooms to the first floor. Outside the property benefits from a good sized garden to the rear.



**LOUNGE** 10' 7" x 13' 7" (3.25m x 4.16m) Part glazed door from the porch into the lounge having a window to the front aspect, radiator with cover, feature fireplace with gas fire, carpet flooring and door through to the dining room.

**DINING ROOM** 10' 7" x 12' 4" (3.25m x 3.77m) Having a window to the rear aspect, radiator with cover, feature open-fireplace, carpet flooring, access to the stair case, under stair storage cupboard, carpet flooring and door to the kitchen.

**KITCHEN** 11' 4" x 6' 0" (3.47m x 1.85m) Fitted with a modern range of base and drawer units with work surfaces over, storage shelving, stainless steel one and a half bowl sink and drainer unit, space and plumbing for both a washing machine and dishwasher, space for an undercounter fridge. Integrated electric oven and induction hob. Window and external door to the side, radiator, wall mounted central heating boiler, cushioned vinyl flooring and door to the bathroom.

**BATHROOM** 8' 5" x 6' 11" (2.58m x 2.11m) Comprising of a panel bath with shower riser over, low flush WC, fitted storage cupboards with work surface and fitted wash hand basin. Two obscure glazed windows to the side aspect, fitted corner unit, cushioned vinyl flooring and radiator.

**LANDING** Taking the stairs from the dining room to the first floor landing having access to the loft space, radiator and wood doors off to;

**BEDROOM ONE** 12' 2" x 11' 10" (3.72m x 3.62m) Having a window to the front aspect, radiator, built-in wardrobe, over stairs storage cupboard and carpet flooring.

**BEDROOM TWO** 11' 6" x 8' 9" (3.53m x 2.68m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 6' 10" x 11' 5" (2.10m x 3.48m) Having a window to the rear aspect, radiator, built-in cupboard and carpet flooring.

**FRONT ASPECT** Dwarf wall to the boundary, gravel bed and path to the front door.

**REAR GARDEN** Hard landscaping, brick store and garden tap adjacent to the house, paved patio seating area, formal lawn with shrub and flower border and stepping stone path leading to the top of the garden. Wood panel fencing and mature conifers to the borders.

**BRICK STORE** 7' 4" x 8' 4" (2.25m x 2.56m) Handy storage with power and light connected.

**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.









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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 are 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.