



BALDOCKS LANE, MELTON MOWBRAY

Asking Price Of £235,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

ELECTRIC CAR CHARGER

LOCAL AMENITIES NEARBY

AMPLE OFF ROAD PARKING

SOUTH FACING GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Great first time buy opportunity, three bedroom semi-detached house situated to the south side of Melton Mowbray. Within close proximity to local schools, amenities and with a good bus service to the town centre.

The accommodation on offer comprises; porch, hallway, lounge and kitchen diner to the ground floor. Three good sized bedrooms and family bathroom to the first floor. Outside the property benefits from ample off road parking and both front and rear gardens.

PORCH Solid wood door into the porch having a window to the side aspect and door into the hall.

HALL Having stairs rising to the first floor and door into the lounge.

LOUNGE 12' 7" x 12' 7" (3.85m x 3.86m) Having a window to the front aspect, radiator, feature fireplace, carpet flooring and opening through to the kitchen diner.

KITCHEN/DINER 10' 5" x 16' 3" (3.18m x 4.96m) Fitted with a modern range of wall, base and drawer units, stainless steel Belfast sink, space and plumbing for both a washing machine and dishwasher. Integrated fridge, freezer, oven and gas hob with extractor hood over. Window to the side aspect and external door to the rear patio, wall mounted new central heating boiler with 4 years warranty remaining, tiled flooring continuing through to the dining area having patio doors to the garden and radiator.

LANDING Taking the stairs from the hallway to the first floor having a window to the side, carpet flooring, hatch to the part boarded loft with fitted pull down ladder and lighting.

BEDROOM ONE 9' 7" x 12' 9" (2.94m x 3.89m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 11' 10" x 10' 11" (3.61m x 3.33m) Having a window to the rear aspect, radiator, built-in storage cupboard and carpet flooring.

BEDROOM THREE 9' 8" x 4' 0" (2.96m x 1.22m) Having a window to the front aspect, radiator, over stairs storage cupboard and laminate wood flooring.

BATHROOM 5' 8" x 5' 8" (1.73m x 1.75m) Comprising of a double ended panel bath with shower over and glazed shower screen, low flush WC, wall mounted wash hand basin and a heated towel rail. Obscure glazed window, tiled walls and flooring with underfloor heating.

FRONT GARDEN Having a tarmac driveway providing ample off road parking, electric car charging point and double gates to the side of the property leading to the garden.

REAR GARDEN South facing rear garden having a paved patio area adjacent to the house with courtesy lighting, garden tap, steps up to a raised decked seating area, formal lawn, paved pathway to the garden shed. Wood panel fencing secures 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.

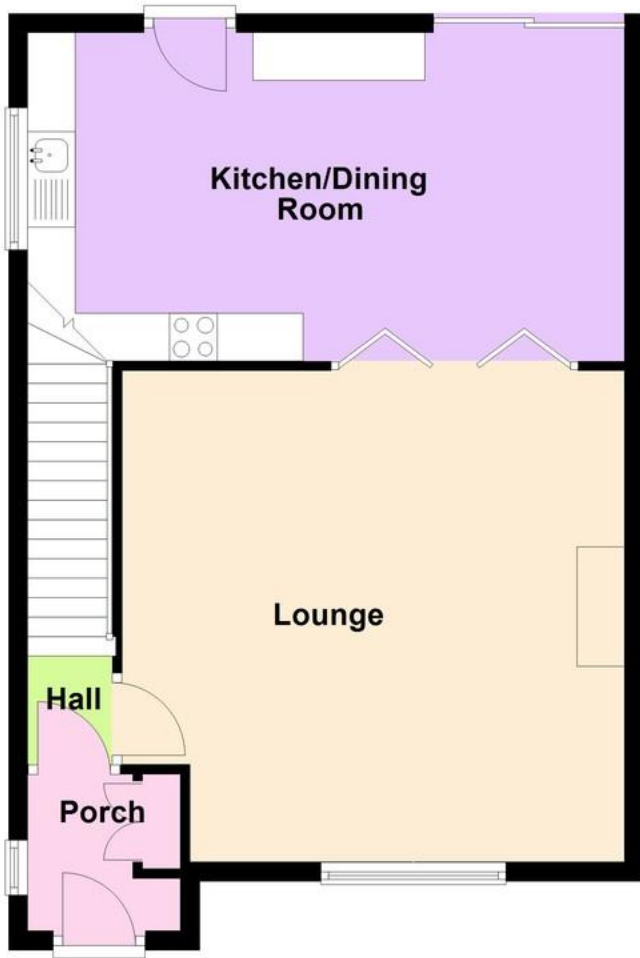
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



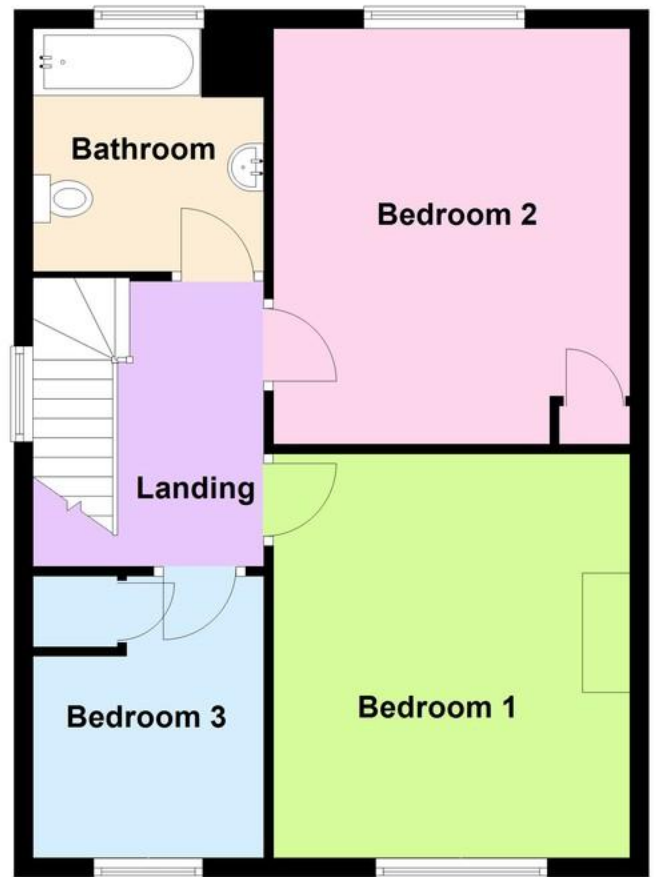




Ground Floor



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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(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.