



LOXLEY DRIVE, MELTON MOWBRAY

Asking Price Of £165,000

Two Bedrooms

Freehold



MID-TERRACE HOUSE

FRONT AND REAR GARDENS

TWO BEDROOMS

LOCAL AMENITIES NEARBY

GARAGE IN A BLOCK

GREAT FIRST TIME BUY

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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A great little starter home, this two bedroom mid-terrace is situated to the south side of Melton Mowbray. Within close proximity to both local primary and high schools, amenities and the town centre.

The accommodation in brief comprises; entrance porch, lounge and kitchen diner to the ground floor. Two bedrooms and a family bathroom to the first floor. Outside the property benefits from both front and rear gardens and a single garage in a block.



PORCH Obscure glazed door into the porch, cupboard housing the utility meters, radiator, tiled flooring and door through to the lounge.

LOUNGE 11' 8" x 15' 9" (3.58m x 4.82m) Having a double glazed window to the front aspect, radiator, feature fireplace with gas fire, carpet flooring, stairs leading to the first floor landing and door through to the kitchen.

KITCHEN/DINER 11' 8" x 12' 1" (3.58m x 3.7m) Fitted with a modern range of wall, base and drawer units, roll edge work surfaces, composite one and a half bowl sink and drainer with mixer tap over, space and plumbing for a washing machine and a dishwasher, space for a free standing cooker and fridge freezer. Double glazed window and door to the rear garden, radiator and laminate wood flooring.

LANDING Taking the stairs from the lounge to the first floor landing with loft access hatch and doors off to;

MASTER BEDROOM 11' 9" x 12' 1" (3.59m x 3.7m) Having a double glazed window to the front aspect, radiator, four inbuilt storage cupboards and carpet flooring.

BATHROOM 4' 9" x 8' 11" (1.47m x 2.74m) Comprising of a vanity unit wash hand basin, panel bath with independent shower over and a low flush WC. Tiled splash areas, vinyl flooring, extractor fan and radiator.

BEDROOM TWO 11' 9" x 6' 4" (3.6m x 1.95m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

FRONT GARDEN Paved with a gravel bed for low maintenance.

REAR GARDEN Once again a mixture of paving and gravel for low maintenance, planted border and shrub bed, garden tap and wood panel fencing to the boundary with gated access to the rear.

USEFUL INFORMATION 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.

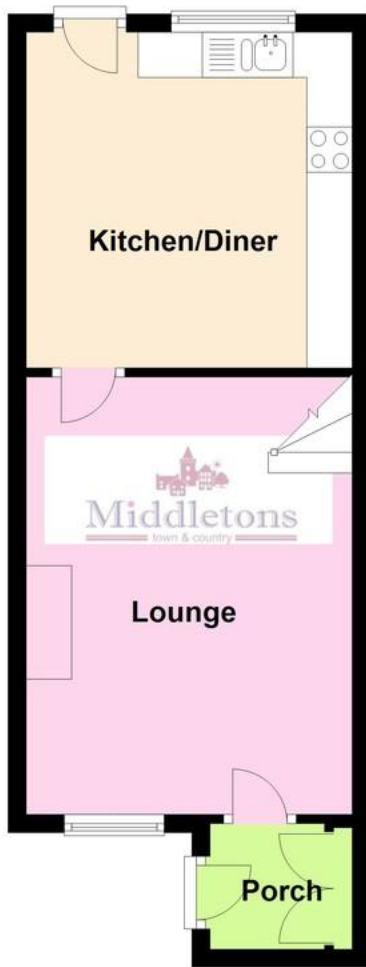
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



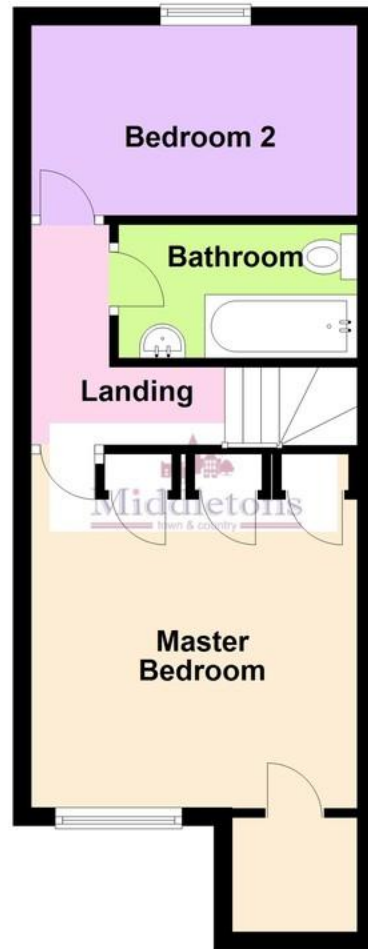




Ground Floor



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		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	53	
(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.