



## SAXBY ROAD, MELTON MOWBRAY

Asking Price Of £179,950

Three Bedrooms

Freehold



**MID TERRACED HOUSE**

**DOWNSTAIRS BATHROOM**

**GENEROUS REAR GARDEN**

**GOOD COMMUTER LINKS**

**CHAIN FREE**

**TWO/THREE BEDROOMS**

**CENTRAL TOWN LOCATION**

**INVESTMENT OPPORTUNITY**

**COUNCIL TAX BAND A**

**01664 566258**

**info@middletons.uk.com**









Offered with no onward chain. Three bedroom family home situated to the east side of Melton Mowbray within close proximity to local schools and the town centre.

The accommodation on offer comprises; Lounge, dining room, kitchen and bathroom to the ground floor. Two double bedrooms, one single bedroom/office to the first floor. Outside the property benefits from a generous garden to the rear.



**LOUNGE** 11' 1" x 12' 7" (3.38m x 3.85m) External door into the lounge having a window to the front aspect, radiator, feature cast iron open fireplace, carpet flooring and a door through to the dining room.

**DINING ROOM** 11' 1" x 12' 11" (3.38m x 3.96m) Currently used as the lounge and having a window to the rear aspect, radiator, under stairs storage cupboard, door to the staircase, carpet flooring and door through to the kitchen.

**KITCHEN** 10' 4" x 7' 3" (3.16m x 2.22m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer, space and plumbing for a washing machine, integrated electric oven and gas hob with extractor over. Window and external door to the side aspect, vinyl flooring, inset LED lighting and a door through to the bathroom.

**BATHROOM** 7' 5" x 6' 0" (2.28m x 1.85m) Comprising of a panel bath with shower riser and glazed shower screen, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, tiled walls and vinyl flooring.

**LANDING** Taking the stairs to the first floor having a hatch to the loft space and doors off to;

**BEDROOM ONE** 11' 1" x 12' 6" (3.38m x 3.83m) Having a window to the rear aspect, radiator, over stair storage cupboard, carpet flooring and door through to bedroom3/dressing room.

**BEDROOM TWO** 11' 0" x 13' 0" (3.37m x 3.98m) Having a window to the front aspect, radiator and carpet flooring.

**BEDROOM THREE/OFFICE** 9' 7" x 7' 1" (2.93m x 2.18m) Accessed from bedroom one this room could have a variety of uses, having a window to the rear aspect, radiator and carpet flooring.

**REAR GARDEN** Having a paved courtyard with shared access pathway, garden shed and gated access to the rear garden which has a paved patio area, formal lawn with a central pathway leading to the garden shed, mature shrubs and hedging with 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.

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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.