



## WOOLSTHORPE CLOSE, MELTON MOWBRAY

Asking Price Of £220,000

Two Bedrooms

Freehold



END OF TERRACE

DOWNSTAIRS WC

NHBC WARRANTY

LOCAL AMENITIES NEARBY

OFF ROAD PARKING

LOW MAINTENANCE GARDEN

CLOSE TO LOCAL SCHOOLS

GOOD COMMUTER LINKS

COUNCIL TAX BAND B

01664 566258

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Built by Davidsons homes in 2022 this modern family home is situated to the west side of Melton Mowbray. Being in close proximity to local schools and amenities and having good commuter links to Leicester and Nottingham.

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



**ENTRANCE HALL** Having stairs rising to the first floor, vinyl flooring, radiator, shoe rack and door to the lounge.

**LOUNGE** 10' 4" x 14' 9" (3.16m x 4.52m) Having a window to the front aspect with fitted shutters, two radiators, TV aerial point, under stairs cupboard and carpet flooring.

**CLOAKROOM** 3' 5" x 4' 7" (1.05m x 1.4m) Comprising of a low flush WC and wash hand basin.

**KITCHEN/DINER** 13' 6" x 11' 9" (4.14m x 3.6 max m) Having french doors with side windows allowing plenty of natural light and opening onto the rear garden. The kitchen is fitted with a modern range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer with mixer tap over, space and plumbing for both a washing machine and dish washer. Integrated AEG microwave, AEG electric oven and a four ring hob with extractor hood over. Cupboard housing the Ideal Logic central heating boiler, LED lighting and vinyl flooring.

**LANDING** Taking the stairs to the first floor landing having doors off to;

**BEDROOM ONE** 9' 6" x 13' 6" (2.9m x 4.14m) Having a window to the front aspect with fitted shutters, radiator, wood paneling to the feature wall, TV aerial point and carpet flooring.

**BATHROOM** 6' 4" x 6' 11" (1.95m x 2.11m) Comprising of a panel bath with shower over and glazed shower screen, pedestal wash hand basin, close coupled WC and a heated towel rail. Part tiled walls, electric shaver socket and vinyl flooring.

**BEDROOM TWO** 9' 2" x 13' 7" (2.8m x 4.16m) Having a window to the rear aspect with fitted blind, radiator, TV aerial point and carpet flooring.

**FRONT ASPECT** Having a tandem driveway to the side with gated access to the rear garden.

**REAR GARDEN** West facing garden landscaped for ease of maintenance, having a paved patio with raised planters, garden tap, gravel beds and a garden shed. Wood panel fencing secures the boundary.

**MAINTENANCE CHARGES** There is a service charge to maintain the communal areas of £102.26 per year. This charge covers maintenance of communal garden.

**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.







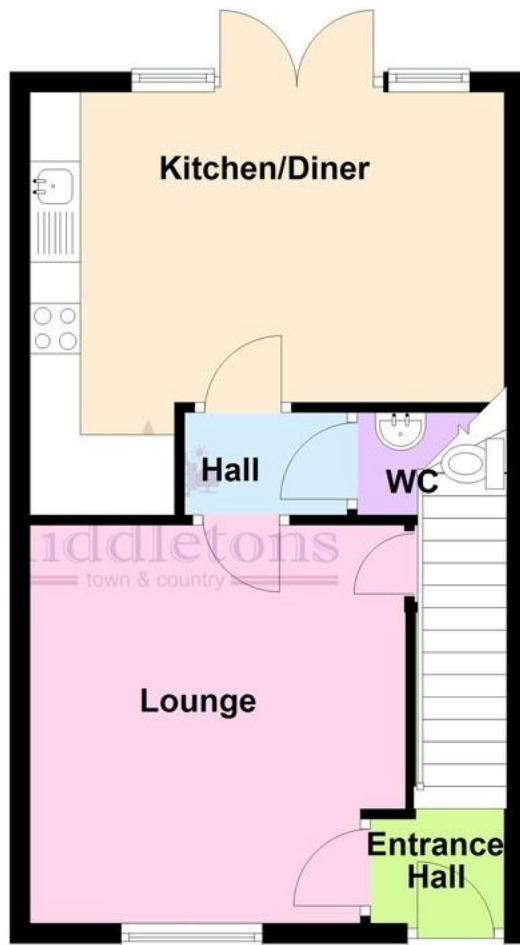




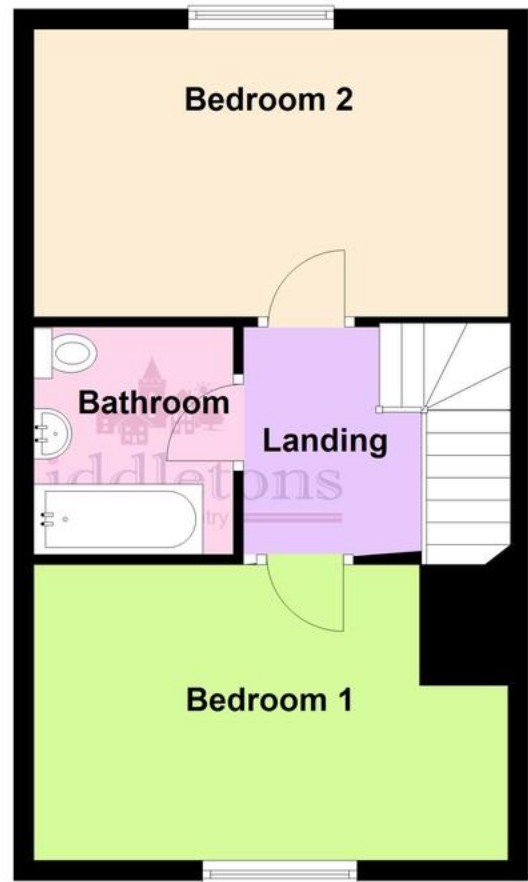




## Ground Floor



## 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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 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.