



## **SAXBY ROAD, MELTON MOWBRAY**

**Asking Price Of £163,000**

**Three Bedrooms**

**Freehold**



**END-TERRACE HOUSE**

**DOWNSTAIRS BATHROOM**

**LOW MAINTENANCE GARDEN**

**GOOD COMMUTER LINKS**

**TWO RECEPTION ROOMS**

**THREE BEDROOMS**

**LOCAL SCHOOLS NEARBY**

**CENTRAL TO THE TOWN**

**COUNCIL TAX BAND A**

**01664 566258**

**info@middletons.uk.com**









Great first time buy or investment opportunity. Three bedroom end-terraced house within walking distance of local schools, amenities and the town centre.

The accommodation on offer comprises; dining room, lounge, kitchen and bathroom to the ground floor and three bedrooms to the first floor. The property also benefits from a garden to the rear with a patio.



**DINING ROOM** 14' 7" x 9' 4" (4.45m x 2.85m) Entering into the dining room, having ample room for a table and other furniture, radiator, chimney breast flanked with fitted storage cupboards, carpet flooring and a glazed door the lounge.

**LOUNGE** 11' 9" x 9' 4" (3.6m x 2.85m) Having a window to the side aspect, radiator, exposed brick fireplace with electric fire, TV aerial point, carpet flooring and a glazed door to the kitchen.

**KITCHEN** 5' 10" x 12' 7" (1.8m x 3.85m) Fitted with a generous range of wall, base and drawer units topped with durable wood work surfaces, sink and drainer unit with mixer tap, space and plumbing for a washing machine, space for under counter fridge and freezer. Integrated Stoves oven and gas hob with extractor hood over. Window to the side aspect, LED lighting, external door to the garden and tiled flooring.

**BATHROOM** 9' 2" x 6' 4" (2.8m x 1.95m) Accessed from the inner hallway via a sliding door the bathroom comprises of a panel bath with shower over and a glazed shower scree, dual flush WC and a vanity unit wash hand basin. Obscure glazed window for privacy, radiator, tiled walls and flooring.

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

**BEDROOM ONE** 11' 11" x 9' 10" (3.65m x 3.0m) Having a front facing window, radiator and carpet flooring.

**BEDROOM TWO** 11' 3" x 6' 11" (3.45m x 2.12m) Having a rear facing window, radiator, over stair storage cupboard and carpet flooring.

**BEDROOM THREE** 9' 0" x 8' 1" (2.75m x 2.48m) Having a rear facing window, radiator and carpet flooring.

**REAR GARDEN** A low maintenance garden having paved seating areas, mature shrubs and an apple tree. Enclosed with wood panel fencing and gated access to the rear of the house where this is a right away for the neighbouring properties.

**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.

**THIRD PARTY REFERRAL ARRANGEMENTS** Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon







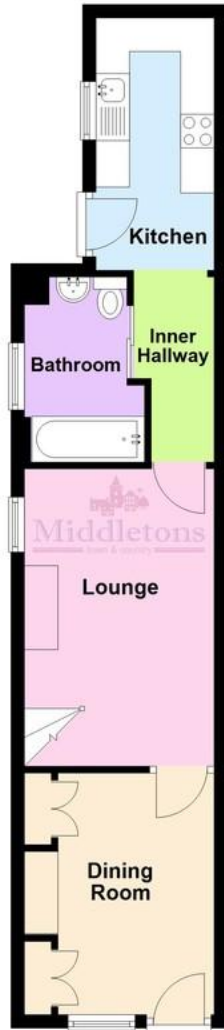




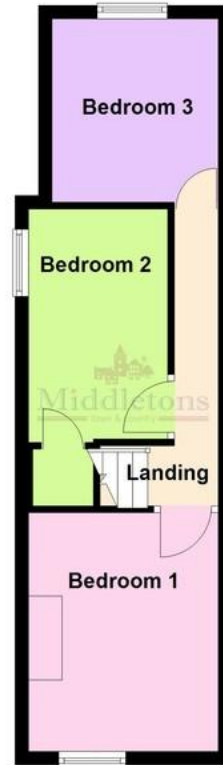




### Ground Floor



### 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(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 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.