



## **EAGLES DRIVE, MELTON MOWBRAY**

**Asking Price Of £180,000**

**Three Bedrooms**

**Freehold**



**SEMI-DETACHED HOUSE**

**CHAIN FREE**

**GOOD SIZED GARDEN**

**CLOSE TO LOCAL AMENITIES**

**DRIVEWAY AND SHED**

**INVESTMENT OPPORTUNITY**

**LOCAL SCHOOLS NEARBY**

**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**









Offered chain-free and in need of full modernisation, this property presents a prime opportunity for investors seeking to add value. Three bedroom semi-detached situated to the south side of Melton Mowbray, within close proximity to local amenities and both primary and high schools.

The accommodation on offer comprises; entrance hall, lounge, kitchen and bathroom to the ground floor and three bedrooms to the first floor. Outside the property benefits from ample off road parking and a good sized rear garden.



**ENTRANCE HALL** Part glazed door into the entrance hall having a radiator, laminate wood flooring and doors off to;

**LOUNGE** 14' 0" x 14' 3" (4.28m x 4.35m) Nicely proportioned room having a front facing walk-in bay window, radiator, stairs rising to the first floor and carpet flooring.

**KITCHEN** 8' 3" x 9' 9" (2.53m x 2.99m) Fitted with wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, plumbing for a washing machine and space for an under counter fridge. Integrated electric oven and gas hob with extractor over. Window over looking the rear garden, radiator, wall mounted Ideal combi boiler and laminate wood flooring.

**BATHROOM** 5' 6" x 5' 7" (1.68m x 1.72m) Comprising of a panel bath with shower over, pedestal wash hand basin and a low flush WC. Obscure glazed window for privacy, radiator, part tiled walls and laminate wood flooring.

**LANDING** Taking the stairs from the lounge to the first floor landing having a window to the side, loft hatch and built-in airing cupboard.

**BEDROOM ONE** 9' 8" x 11' 2" (2.95m x 3.42m) Having two front facing windows, radiator and carpet flooring.

**BEDROOM TWO** 6' 5" x 12' 5" (1.98m x 3.80m) Having a rear facing window, radiator and laminate wood flooring.

**BEDROOM THREE** 6' 10" x 7' 7" (2.09m x 2.32m) Having a rear facing window, radiator and carpet flooring.

**FRONT ASPECT** Having a shingled front garden for low maintenance and a driveway to the side with double gates opening into the rear garden.

**REAR GARDEN** This generous south facing garden has a backdrop of trees making it relatively private. A paved patio area adjacent to the house with a convenient garden tap, garden shed for storage and a formal lawn with mature shrubs and rose bushes to the borders.

**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 request or visit [middletons.uk.com/Referral-Fees](http://middletons.uk.com/Referral-Fees)







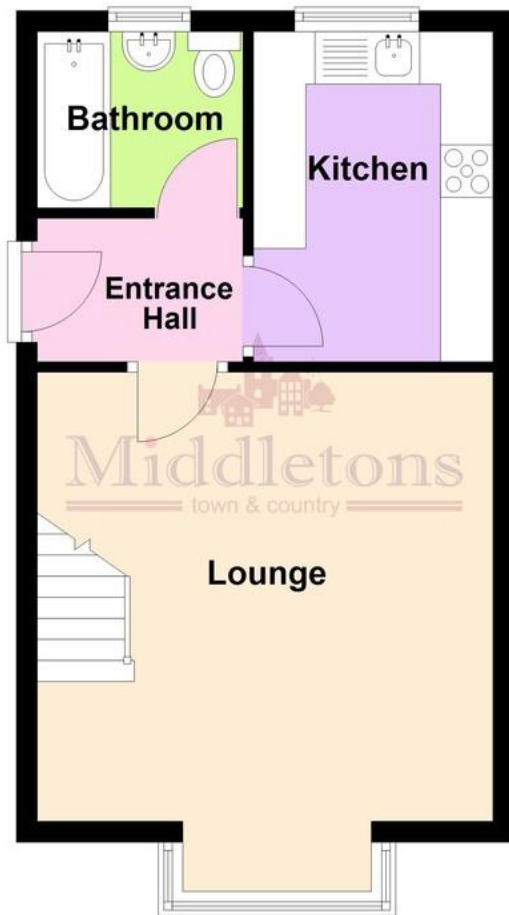




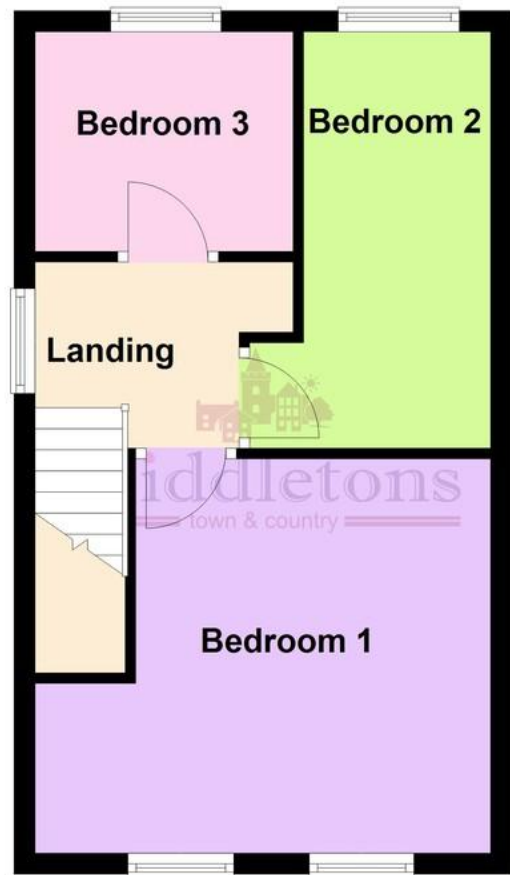




## Ground Floor



## First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart