

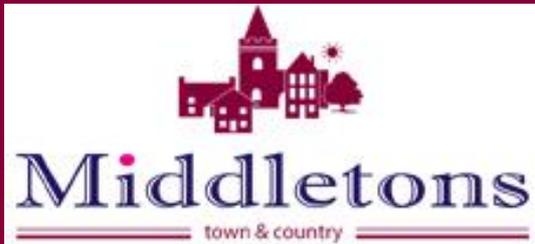


PRIMROSE HOUSE, THORPE ROAD, MELTON

MOWBRAY

Asking Price Of £269,950

Three Bedrooms



DETACHED HOUSE

DOWNSTAIRS WC

REAR GARDEN

CLOSE TO LOCAL AMENITIES

CHAIN FREE

THREE BEDROOMS

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Offered with no onward chain, this elegant Late Victorian, double bay- fronted detached home features three well- proportioned bedrooms and sits in a highly convenient location. Positioned within easy walking distance of the town centre, train station, local schools and everyday amenities.

The accommodation on offer comprises; entrance hall, lounge, dining room, cloakroom, kitchen and utility room to the ground floor. Three bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property also benefits from a walled garden to the front and a garden to the rear.

ENTRANCE HALL Entering into the hall having stairs rising to the first floor landing and doors off to the lounge and dining room. The beautiful tiled floor is marked 1897, the year of Queen Victorias Diamond Jubilee.

LOUNGE 11' 0" x 14' 3" (3.36m x 4.35m) Having a front facing bay window, small window to the rear, radiator, TV aerial point and new carpet flooring.

DINING ROOM 11' 1" x 15' 1" (3.4m x 4.60m) Having a front facing bay window, radiator, TV aerial point and new carpet flooring. Opening through to the kitchen.

CLOAKROOM 5' 10" x 6' 0" (1.78m x 1.85m) Comprising of a low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window for privacy and tiled flooring.

KITCHEN 11' 3" x 7' 4" (3.45m x 2.25m) Unused kitchen, newly fitted with a range of sleek wall, base and drawer units topped with work surfaces, tiled splash backs, stainless steel sink and drainer unit, space for a dishwasher and under counter fridge. Integrated Lamona electric oven and hob with extractor hood over. External door and window to the garden, extractor fan, inset LED lights, new vinyl flooring and a door through to the utility room.

UTILITY ROOM 4' 9" x 6' 8" (1.46m x 2.05m) Fitted with a base unit topped with a work surface with space for a washing machine. Window to the rear, LED lights and new vinyl flooring.

LANDING Taking the stairs to the first floor landing having new carpet flooring and a radiator.

BEDROOM TWO 11' 1" x 7' 5" (3.38m x 2.28m) Having a rear facing window, radiator, new carpet flooring and a door through to the ensuite.

ENSUITE 7' 7" x 7' 5" (2.32m x 2.28m) Comprising of a shower cubicle, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window for privacy, mermaid boarding to the wall and new vinyl flooring.

BEDROOM ONE 11' 1" x 12' 4" (3.39m x 3.78m) A generous double room having a front facing window, radiator and new carpet flooring.

BEDROOM THREE 14' 5" x 7' 2" (4.4m x 2.19m) Having a front facing window, radiator and new carpet flooring.

BATHROOM 7' 8" x 4' 5" (2.36m x 1.36m) Comprising of a panel bath with shower attachment, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window for privacy, electric shaver socket, mermaid boarding to the walls and new vinyl flooring.

FRONT ASPECT Gated access to the walled courtyard with courtesy lighting to the front door.

REAR GARDEN Walled rear garden with hard landscaping adjacent to the house, lawn, garden shed and gated access to the front.

AGENTS NOTE TENURE Freehold. 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.

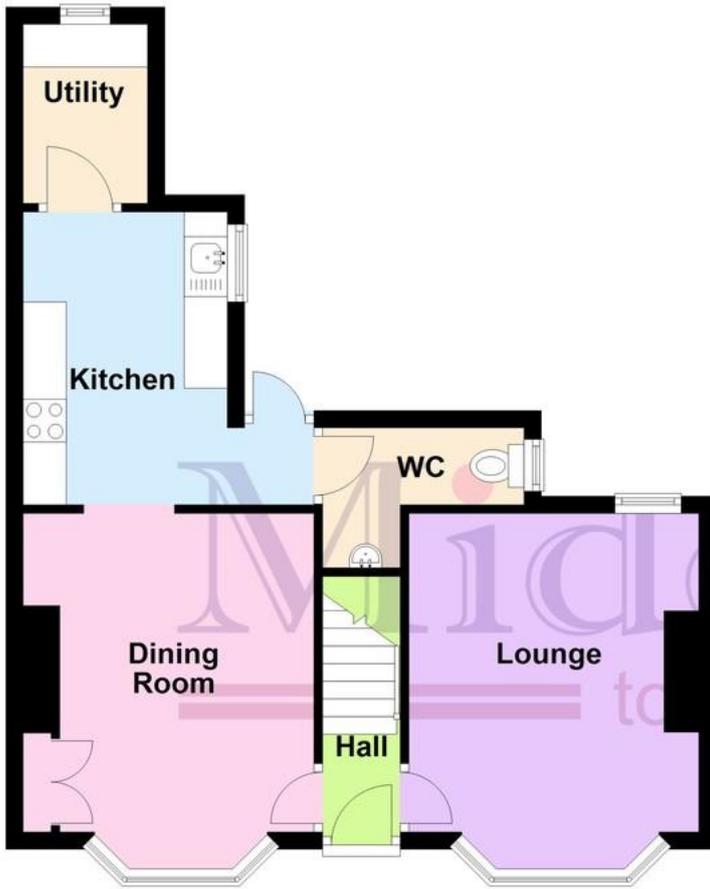
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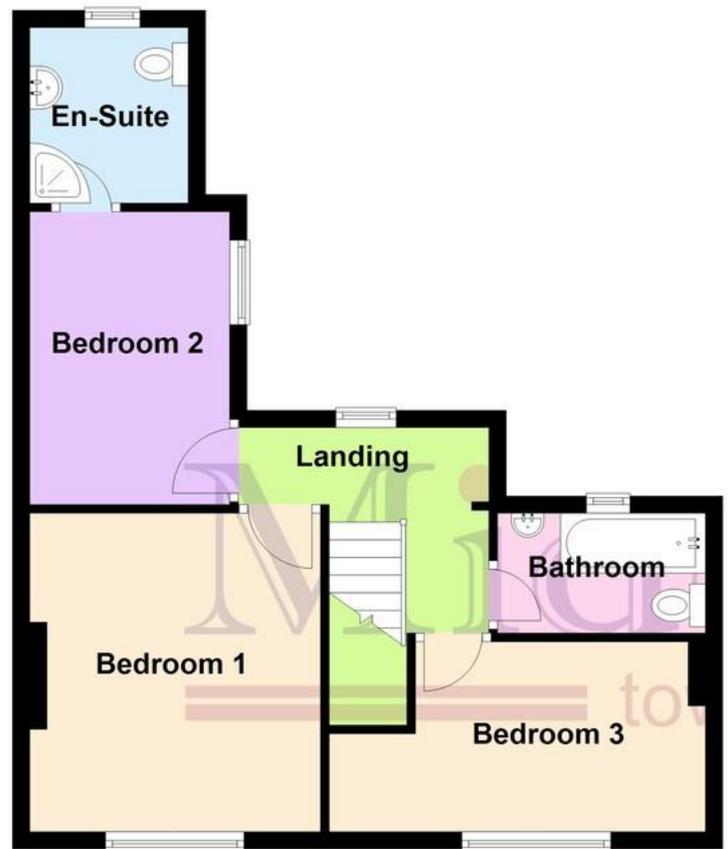




Ground Floor



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+) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |

01664 566258

www.middletons.uk.com
info@middletons.uk.com

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.