A modern, well appointed, gas centrally heated, sealed unit double glazed, three bedroomed, semi-detached house ideal for First Time Buyers or investors with traditionally arranged accommodation including entrance hall, cloaks\w.c., fitted breakfast kitchen, rear lounge\dining room, first floor family bathroom, off-road parking and mainly lawned gardens, situated on the edge of this popular and convenient north Leicestershire market town. EPC C.

£154,950
GENERAL INFORMATION:
The market town of Melton Mowbray is situated within the Wreake Valley in north-east Leicestershire and is well known for its popularity in terms of convenience for ease of access to the centres of Leicester, Loughborough and Nottingham, the market towns of Oakham and Uppingham, Rutland Water with its many scenic country walks and golf courses, the East Midlands and Birmingham International Airports and the A46 \M1\M69\M42 & A14\A1major road networks for travel north, south, east and west.

Famous for its pork pies and Stilton cheese, Melton Mowbray is steeped in history and offers a wide range of amenities within its lively town centre, a choice of local primary and secondary state schooling, independent schooling in Oakham, Stamford, Uppingham and Loughborough, together with rail connections to Leicester, Peterborough and the nationwide networks beyond.

GENERAL DESCRIPTION:
Ideally suited for a First Time purchase or for investment purposes, this modern, semi-detached house offers well appointed accommodation comprising entrance hall, fitted cloakroom, breakfast kitchen, rear lounge/dining room, three bedrooms and bathroom with three-piece suite. There are lawned gardens to front and rear, together with off-road parking for one vehicle.

The gas centrally heated, sealed unit double glazed accommodation is traditionally arranged on two floors as detailed below:-

DETAILED ACCOMMODATION

ON THE GROUND FLOOR:
With lantern style light fitting and access through UPVC framed and panelled front entrance door with double glazed inset panels to:

ENTRANCE HALL
With central heating radiator, ceiling light point and staircase rising off to first floor with understairs storage cupboard. Door to:

Fitted Cloakroom
With two-piece suite comprising wash hand basin and low flush w.c. Also with central heating radiator, ceiling light point and sealed unit double obscure glazed window.

Breakfast Kitchen
13'0 x 8'5 (3.96m x 2.57m)
With range of base and wall-mounted cupboard and drawer storage units with rolled edge work surfaces incorporating sink and drainer unit with plumbing for a washing machine, tiled splashbacks and sealed unit double glazed window to front elevation fitted with roller blind. Integrated appliances including split-level cooker with cooker hood over and space for fridge/freezer, together with central heating radiator, part tiled walls, ceiling light point and external door to side providing access to both the front of the property and to the rear garden.

Rear Lounge/Dining Room
15'5 x 11'4 (4.70m x 3.45m)
With sealed unit double glazed window to rear elevation, central heating radiator, t.v. and telephone points, ceiling light point and external door to rear garden.
ON THE FIRST FLOOR:
STAIRCASE AND LANDING with store cupboard, ceiling light point and loft access, leads to:

BEDROOM 1 (REAR)
14'10 x 8'4 (4.52m x 2.54m)
With sealed unit double glazed window to rear elevation, central heating radiator and ceiling light point.

BEDROOM 2 (FRONT)
9'9 x 8'4 (2.97m x 2.54m)
With sealed unit double glazed window to front elevation, central heating radiator and ceiling light point.

BEDROOM 3 (REAR)
8'1 x 6'9 (2.46m x 2.06m)
With sealed unit double glazed window to rear elevation, central heating radiator and ceiling light point.

FAMILY BATHROOM
With three-piece suite comprising panelled bath, wash hand basin and low level w.c. Also with part tiled walls, electric shaver point, extractor fan and sealed unit double obscure glazed window to front elevation.

OUTSIDE:
The property enjoys an open-plan, partly lawn front garden with adjacent off-road parking for one vehicle.

REAR GARDENS
The lawned rear garden is enclosed by fenced surrounds for privacy.

SERVICES:
All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units and benefits from a security alarm system.
FIXTURES AND FITTINGS:
All fixtures and fittings mentioned in the sales particulars, together with remaining fitted floor coverings and light fittings, are included in the sale.

AGENTS NOTE:
The property is currently tenanted at a rental of £595 p.c.m. but the tenants have been served two months' notice in order to provide vacant possession upon completion of a sale.

VIEWING:
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

FLOOR PLANS:
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

MAKING AN OFFER:
As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

IMPORTANT INFORMATION:
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.
Directions
Proceed out of the Leicester City centre in a north-easterly direction via the A607 Belgrave Road, which becomes the A46 Melton Road, and proceed towards Thurmaston along the dual carriageway. Continue until reaching the major roundabout intersection at Thurmaston and carry straight on until reaching the roundabout with the Leicester Western By-Pass. At "The Hobby Horse" public house, proceed straight over onto the A46, as signposted to Grantham, and leave the A46 at the first junction. At the roundabout, turn right onto the A607 and continue along this road, as signposted to Melton Mowbray, for several miles. Upon reaching Melton Mowbray, turn right at the second traffic island into Valiant Way and the property can be found eventually on the right hand side, as identified by the agents for sale board.

Surveys and Valuations
Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

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