





ENTRANCE HALL

With wooden and glazed door to the side aspect and door through to the hallway.

HALL

With access to all rooms

KITCHEN

12' 05" x 7' 05" (3.78m x 2.26m) With double glazed window to the front and side, storage cupboard and sink with drainer. The kitchen is dated and in need of modernisation.

LOUNGE/DINER

20' 04" x 10' 03" (6.2m x 3.12m) Large lounge/diner with double glazed window to the front aspect, gas fire with surround and TV and telephone points.



BATHROOM

7' 02" x 5' 11" (2.18m x 1.8m) With double glazed window to the side aspect, wash hand basin, bath with shower over, low level WC and radiator. Again the bathroom is in need of modernisation.

BEDROOM ONE

13' 08" x 8' 10" (4.17m x 2.69m) Double bedroom with double glazed window to the rear aspect, a good range of built in wardrobes and radiator.

BEDROOM TWO

9' 10" x 9' 0" (3m x 2.74m) Double bedroom with double glazed window and uPVC door to the rear aspect leading to the conservatory and radiator.

CONSERVATORY

9' 11" x 8' 0" (3.02m x 2.44m) Brick and uPVC built conservatory, fully double glazed with door to the rear garden and door through to the garage.

OUTSIDE

To the front there is a grass lawn and driveway leading to the car port and garage. There is a gated entrance down the side of the property which leads to the rear garden.

To the rear it is very private with a good size lawn, borders, trees, bushes and a greenhouse to the bottom corner.

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Hancocks to arrange a convenient appointment on Tel: 01664 563481

REFERRAL FEES

We believe you may benefit from using the services of one of our recommended solicitors or our sister company Oaktree Mortgages Ltd who are independent mortgage brokers. We recommend sellers and/or potential buyers use these services and should you decide to use their services you

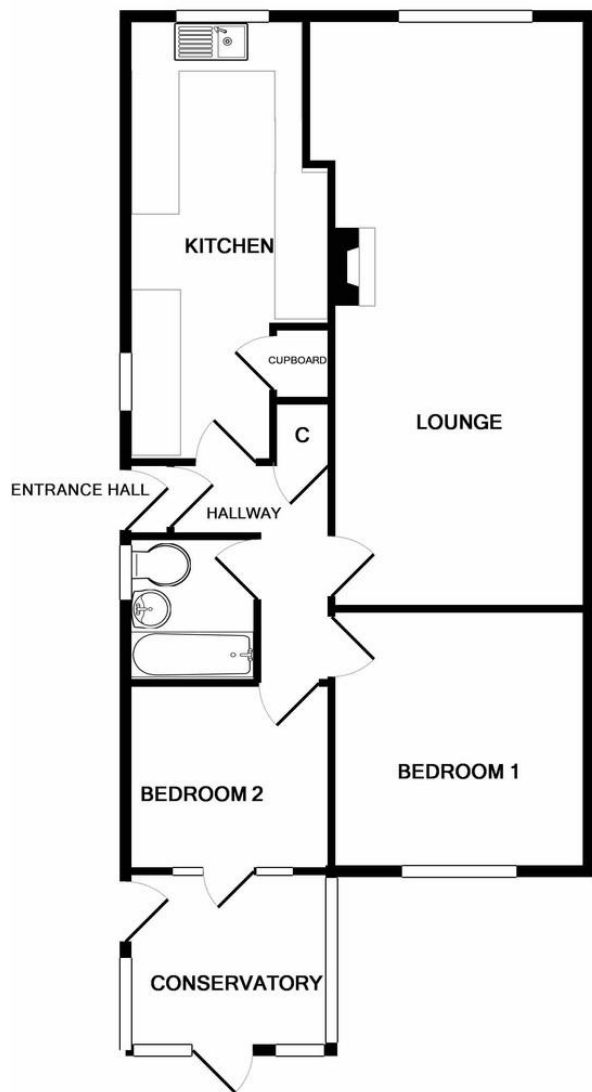


should know that we would expect to receive a referral fee of £100 plus vat from the solicitor and nil referral fee from Oaktree Mortgages for recommending you to them.

Please note that the solicitor's referral fee comes out of their normal charges and there is no additional cost to you i.e. the cost of their services would be the same if you approach them directly or as a result of our recommendation.

You are not under any obligation to use the services of any of the recommended providers.





TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Tenure: Freehold

Local Authority: Melton Borough Council

Council Tax Band: Band C

Property Directions: Heading out of Melton on the Asfordby Road, follow this and go over the next two roundabouts. Once in Asfordby take the first left turn onto Sarson Close. The property will be further down and on the right hand side.



EPC TBC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. The services systems and appliances shown in these particulars have not been tested and have no guarantee as to their operability or efficiency. 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.

Once an offer has been agreed, if we obtain a quotation for solicitor services for you, we will receive a referral payment from the solicitor of £100 + VAT. This does not get added onto your quote nor is this reflected in the quote. This will be paid directly from the solicitor.