



## **SAXBY ROAD, MELTON MOWBRAY**

**Asking Price Of £145,000**

**Two Bedrooms**

**Freehold**



**INVESTMENT OPPORTUNITY**

**REAR GARDEN**

**CLOSE TO THE TRAIN STATION**

**CLOSE TO PARKING**

**GREAT FIRST TIME BUY**

**REFURBISHED THROUGHOUT**

**TOWN CENTRE LOCATION**

**LOG BURNER**

**01664 566258**

**[info@middletons.uk.com](mailto:info@middletons.uk.com)**









Refurbished two bed Victorian mid-terrace house situated to the East of Melton Mowbray within walking distance of the town centre. Benefiting from a good sized rear garden and close to parking.

Great first time buy or investment opportunity. The accommodation comprises of entrance hall, large open plan lounge diner, fitted kitchen, refurbished bathroom, two double bedrooms and a good sized garden to the rear.



#### ENTRANCE HALL

11' 6" x 3' 10" (3.53m x 1.17m)

Entering the property via a Upvc glazed door into the entrance hall with radiator, vinyl flooring, door through to the lounge diner and stairs rising to the first floor.

#### LOUNGE DINER

13' 10" x 13' 0" (4.22m x 3.97m)

Large open plan lounge diner with dual aspect double glazed windows, LVT flooring throughout, inset log burner on a slate hearth with wood beam over, inbuilt cupboard housing the fuse box and door through to the kitchen.

#### KITCHEN

8' 9" x 7' 10" (2.69m x 2.4m)

Newly fitted kitchen with a range of wall and base units with solid wood work surfaces over, inset stainless steel sink, space for a gas cooker, space and plumbing for a washing machine and space for a free standing fridge freezer. Under stairs storage area, vinyl flooring, two double glazed windows and a Upvc door to the rear garden.

#### UPSTAIRS LANDING

Taking the stairs to the first floor with doors off to the family bathroom and bedrooms.

#### MASTER BEDROOM

14' 1" x 10' 4" (4.3m x 3.17m)

With a double glazed window to the front aspect, fitted wardrobes to two walls, carpet flooring with radiator.

#### FAMILY BATHROOM

7' 9" x 8' 10" (2.37m x 2.71m)

Refurbished bathroom comprising a pedestal wash hand basin, low flush WC, claw foot bath with shower head mixer tap, waterfall shower over with folding glass shower screen, tiled splash areas and tiled flooring, obscure double glazed window, inbuilt cupboard housing the Ideal combi boiler which was newly installed last year.

#### BEDROOM TWO

8' 10" x 9' 2" (2.7m x 2.8m)

Another double bedroom with a double glazed window to the rear aspect, radiator, two inbuilt storage cupboards, carpet flooring and a hatch giving access to the loft space.

#### REAR GARDEN

To the rear of the property is a fenced and gated area outside the back door. Beyond this there is a pathway running along the row of terraces allowing access to the neighbours for wheelie bin storage. Beyond the path there is a walled garden with a small lawn area, hard standing for a patio area, further hard standing with a newly built large wooden workshop with power and lighting. A further brick coal shed for storage.

#### PARKING

A carpark is situated on the corner of Saxby road opposite the property which the current vendors use along with other residents in the area.







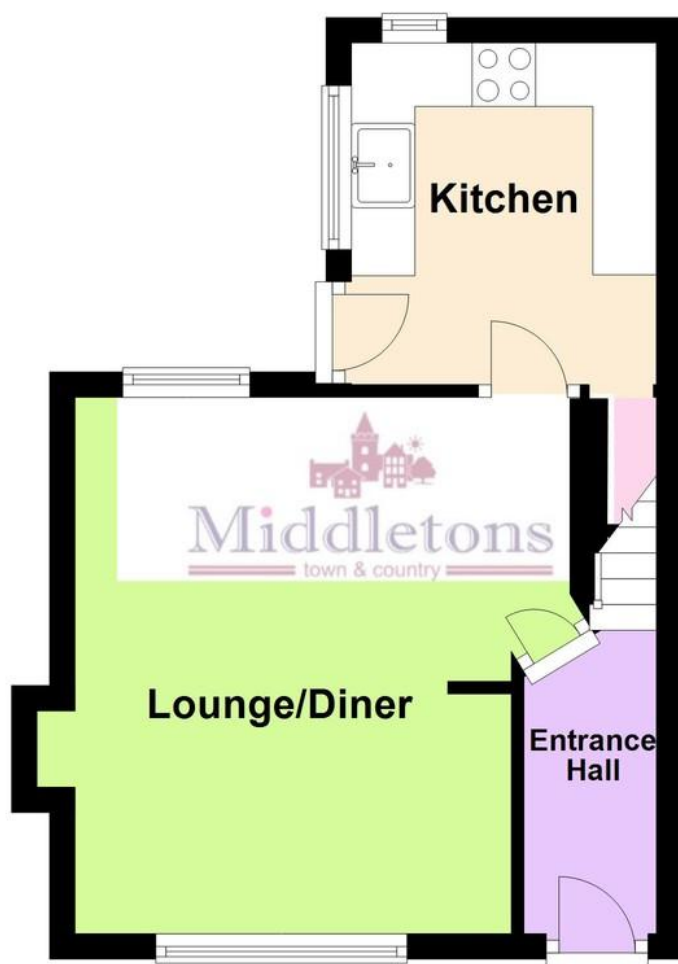








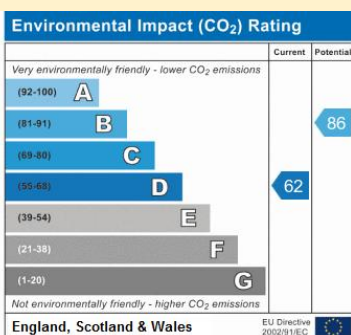
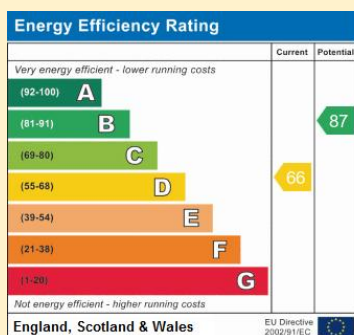
## Ground Floor



## First Floor



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



**Find out how much your property is worth by booking a FREE VALUATION**

**01664 566258**

[www.middletons.uk.com](http://www.middletons.uk.com)  
[info@middletons.uk.com](mailto:info@middletons.uk.com)

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.