



KESTREL ROAD, MELTON MOWBRAY

Asking Price Of £139,950

Two Bedrooms

Freehold



ALLOCATED OFF ROAD PARKING

REAR GARDEN

INVESTMENT OPPORTUNITY

SOUTH OF MELTON MOWBRAY

GREAT FIRST TIME BUY

CLOSE TO LOCAL AMENITIES

CLOSE TO LOCAL SCHOOLS

CUL-DE-SAC POSITION

01664 566258

info@middletons.uk.com





*****GREAT FIRST TIME BUY OR INVESTMENT *****

Two bedroom mid-terrace house situated on a quiet cul-de-sac to the South of Melton Mowbray. Within walking distance of local amenities and both primary and high schools. Well positioned for commuting to Leicester, Oakham and Stamford.

Having entrance hall, kitchen and lounge diner to the ground floor, two bedrooms and a family bathroom to the first floor. The property also benefits from a rear garden and allocated off road parking.

ENTRANCE HALL UPVC front door into the entrance hall, radiator, inbuilt storage cupboard and door off to;

KITCHEN 7' 4" x 7' 1" (2.25m x 2.16m) Fitted with modern wall, base and drawer units, roll edge work surfaces, inset stainless steel sink and drainer with mixer tap over. Space and plumbing for a washing machine, space for a fridge freezer, integrated electric oven and gas hob with extractor over. Tiled splash areas,

LOUNGE DINER 12' 2" x 16' 9" (3.72m x 5.13m) Having a double glazed window and door opening out on to the rear garden, radiator, spiral staircase to the first floor, space for a dining table and chairs and carpet flooring.

BEDROOM ONE 8' 7" x 12' 2" (2.62m x 3.72m) Having a double glazed window to the rear aspect, radiator and exposed floor boards.

BEDROOM TWO 7' 1" x 12' 2" (2.18m x 3.72m) Having a window to the front aspect, radiator, exposed floorboards and a cupboard housing the central heating boiler.

FAMILY BATHROOM 4' 4" x 7' 1" (1.34m x 2.18m) Comprising of a pedestal wash hand basin, low flush WC, 'P; shaped panel bath with shower over and glazed shower screen, heated towel rail, fully tiled walls and exposed floorboards.

REAR GARDEN Mainly laid to lawn with planted borders, a paved patio area adjacent to the house, paved pathway to the rear gate giving access to the car park and wood panel fencing to the boundary.

OUTSIDE FRONT AND PARKING There are two allocated parking spaces in a private car park via a private footpath which is located at the bottom of the rear garden. Steps down to the front door, storm porch and a meter cupboard. Lawn with hedge border.

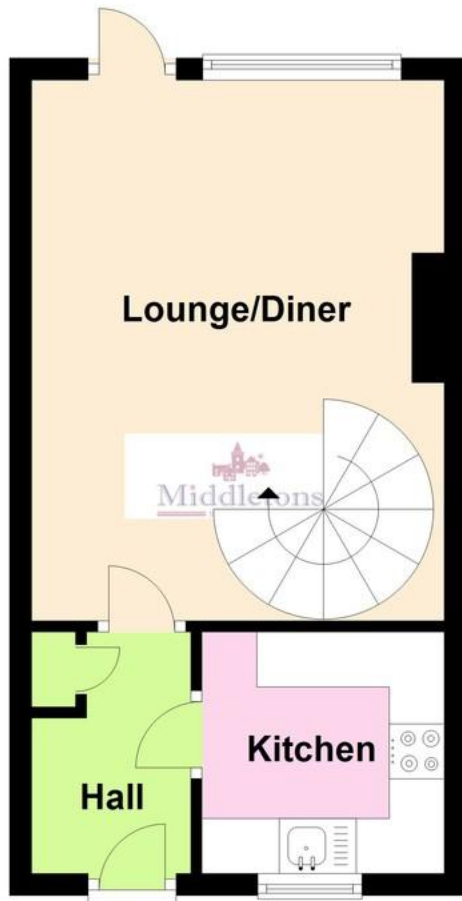
Please note that any services, heating, systems or appliances have not been tested, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned above to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.



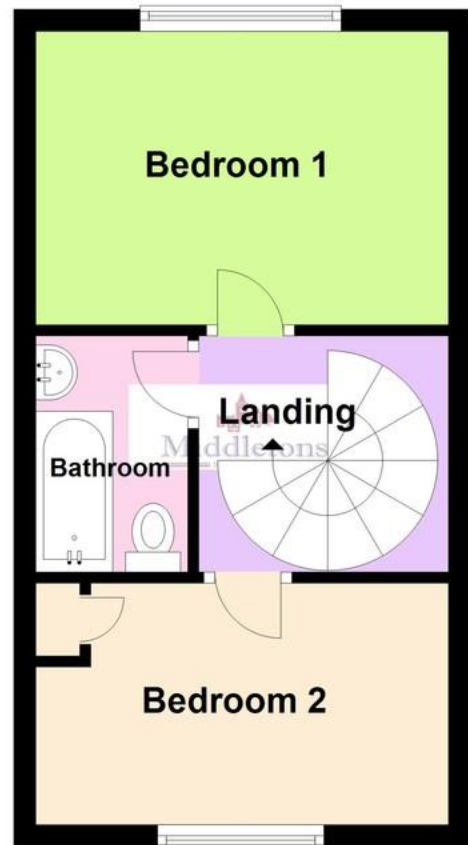




Ground Floor



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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.