



LOWESBY CLOSE, MELTON MOWBRAY

Asking Price Of £265,000

Four Bedrooms

Freehold



EXTENDED SEMI-DETACHED HOUSE

REFURBISHMENT REQUIRED

CHAIN FREE

LOCAL AMENITIES CLOSE BY

DRIVEWAY AND GARAGE

ELEVATED VIEWS

LOCAL SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Offered with no upward chain and in need of refurbishment throughout. Extended semi-detached house situated to the south side of Melton Mowbray within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, lounge, dining room and breakfast kitchen to the ground floor. Four bedrooms, nursery/study, separate w.c. plus a family bathroom to the first floor. Outside the property benefits from off road parking, garage and a good sized rear garden.



ENTRANCE HALL Having stairs rising to the first floor and door to the lounge.

LOUNGE 13' 5" x 13' 0" (4.11m x 3.97m) Having a window to the front aspect, radiator, under stair storage cupboard, feature fireplace with gas fire, carpet flooring and opening through to the dining room.

DINING ROOM 8' 11" x 10' 10" (2.72m x 3.32m) Having a large window and external door to the garden, radiator and laminate wood flooring.

KITCHEN 8' 4" x 11' 0" (2.56m x 3.36m) In need of modernisation this generous kitchen space is currently fitted with wall, base and drawer units topped with work surfaces, space and plumbing for a washing machine, freestanding gas cooker and a Beko fridge freezer. External door to the rear garden, open doorway to the breakfast room.

BREAKFAST AREA 8' 10" x 8' 2" (2.7m x 2.49m) Having a window to the rear aspect, radiator and fitted base units, door to the garage.

LANDING Taking the stairs to the first floor landing having doors off to;

BEDROOM ONE 8' 1" x 15' 5" (2.47m x 4.70m) Fitted wardrobe, window, radiator, carpet flooring.

BEDROOM TWO 10' 0" x 13' 2" (3.05m x 4.02m) Fitted with range of matching wardrobe, drawer unit and overhead storage, window, radiator, carpet flooring.

BATHROOM 6' 2" x 6' 2" (1.9m x 1.89m) Bath with shower over, low flush w.c., wash hand basin, part tiled walls, frosted window, radiator.

BEDROOM THREE 10' 2" x 11' 4" (3.12m x 3.47m) Wooden flooring, airing cupboard, radiator.

BEDROOM FOUR 6' 5" x 10' 4" (1.98m x 3.15m) Two cupboards, radiator, carpet flooring.

NURSERY/STUDY 5' 1" x 9' 0" (1.55m x 2.75m) Carpet flooring, radiator

WC 2' 8" x 5' 4" (0.82m x 1.65m) Wall mounted wash hand basin, with tiled splashbacks and low flush w.c, frosted window.

FRONT ASPECT Having a block paved drive providing off road parking with a formal lawn to the side..

GARAGE 16' 8" x 8' 3" (5.10m x 2.52m) Having an up and over door, tumble dryer, power and lighting connected, internal door to breakfast area and door to side.

REAR GARDEN Laid mostly to lawn surrounded by plants and shrubs and an apple tree. Paved patio adjacent to the property, garden shed and greenhouse at the bottom of the garden.

AGENTS NOTE 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.

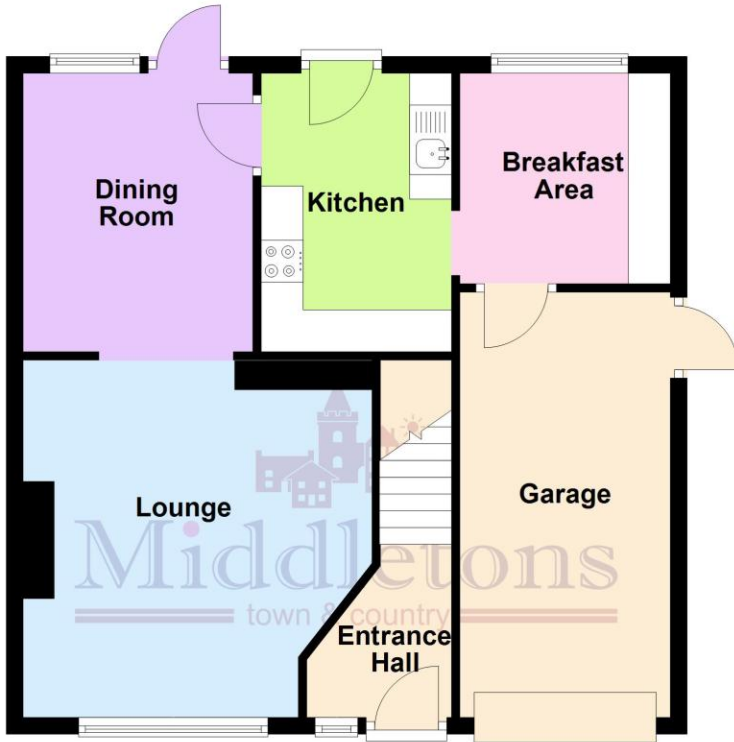
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Ground Floor



First Floor



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

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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 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.