



SHEPHERDS CROFT, MELTON MOWBRAY

Asking Price Of £215,000

Three Bedrooms

Freehold



SEMI DETACHED HOUSE

DOWNSTAIRS WC

THREE BEDROOMS

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

CLOSE TO SHOPS AND SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Fantastic opportunity for the first time buyer! Three bedroom semi detached house situated to the north side of Melton Mowbray within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, lounge, kitchen, conservatory and cloakroom to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking to the front, garage and rear garden. Recently replaced heating boiler.



HALL Having stairs rising to first floor, radiator, laminate flooring and doors off to:

DOWNSTAIRS W.C. 5' 10" x 4' 11" (1.78m x 1.52m)
Having low level w.c., wall mounted wash hand basin with storage under, laminate flooring and electric sockets.

KITCHEN 7' 4" x 12' 10" (2.26m x 3.92m) Fitted with a range of wall and base units, one and a half bowl sink and drainer unit with mixer tap, gas hob, eye level oven and microwave, plumbing for washing machine and dish washer, led lights, window to front and laminate flooring.

LOUNGE DINER 11' 3" x 16' 5" (3.45m x 5.02m) Having wood effect laminate flooring, coving to ceiling, French doors opening to the rear garden and concertina multi paned doors giving access to the conservatory.

CONSERVATORY 8' 3" x 7' 11" (2.54m x 2.42m) The conservatory being of UPVC and brick construction, central heating radiator with tiled floor and door giving access to the rear garden.

BEDROOM 1 11' 5" x 16' 4" (3.48m x 5m) Carpet flooring, radiator, fitted blinds, two windows overlooking the rear garden.

BEDROOM 2 12' 7" x 7' 1" (3.86m x 2.18m) Laminate flooring, radiator, window overlooking the front elevation.

BEDROOM 3 9' 0" x 12' 8" (2.75m x 3.87m) Laminate flooring, radiator, fitted blinds, window overlooking the front elevation.

BATHROOM 7' 10" x 5' 4" (2.39m x 1.64m) White three piece suite comprising of panelled bath with Mira shower over, pedestal wash hand basin, low level w.c., tiled splashbacks, heated towel rail, storage, led lights, obscured window and laminate flooring.

FRONT GARDEN AND DRIVE To the front of the property there is a blocked paved driveway providing off road parking, inset shrub border with mature trees and shrubs and gateway giving access to the side, outside tap.

REAR GARDEN To the rear of the property there is a mature garden having steps leading upto patio area being flanked by mature shrub borders, with further paved patio seating area, outside lighting.

GARAGE 16' 7" x 8' 2" (5.08m x 2.49m) Having up and over door, electric sockets.

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.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

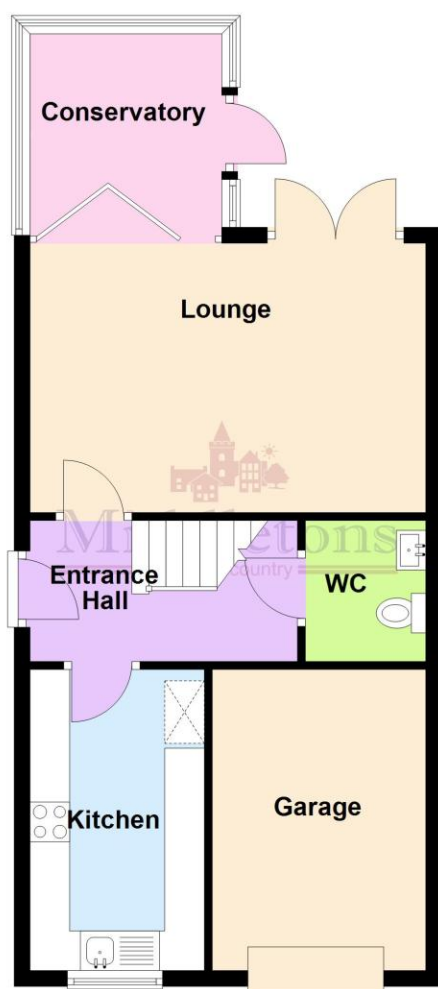
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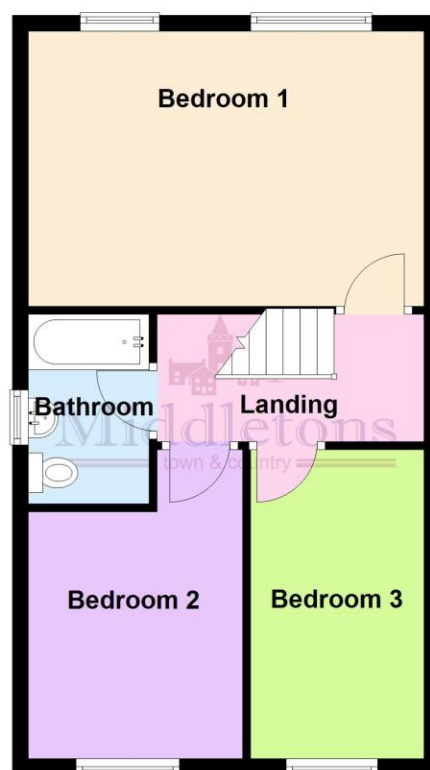




Ground Floor



First Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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 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.