

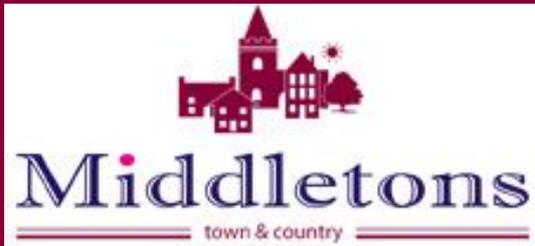


## WOOLSTHORPE CLOSE, MELTON MOWBRAY

Asking Price Of £220,000

Two Bedrooms

Freehold



END-TERRACE HOUSE

DOWNSTAIRS WC

LANDSCAPED GARDEN

GOOD COMMUTER LINKS

ALLOCATED PARKING SPACES

TWO DOUBLE BEDROOMS

LOCAL SCHOOLS NEARBY

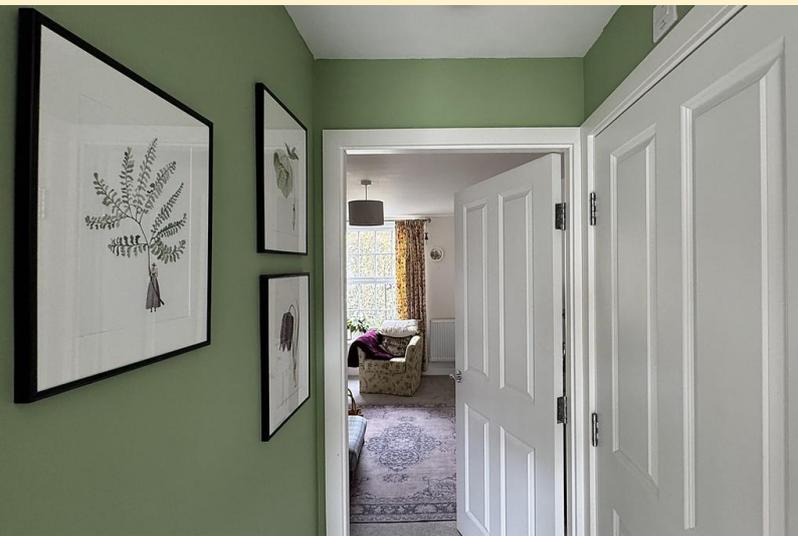
WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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A stylish two- bed Georgian- style home combining period character with modern luxury throughout. Situated to the west side of Melton Mowbray. Being in close proximity to local schools and amenities and having good commuter links to Leicester and Nottingham.

The accommodation on offer comprises; entrance hall, lounge, cloakroom and kitchen diner to the ground floor. Two double bedrooms and a family bathroom. Outside the property benefits from two allocated parking spaces and a landscaped West facing rear garden.

**ENTRANCE HALL** Having stairs rising to the first floor, carpet flooring, radiator and door to the lounge.

**LOUNGE** 10' 5" x 15' 0" (3.18m x 4.58m) Having a front facing window, two radiators, TV aerial point, under stairs cupboard and carpet flooring. Door to the inner hall.

**INNER HALL** Doors to the kitchen diner and cloakroom.

**CLOAKROOM** 3' 5" x 4' 9" (1.05m x 1.46m) Comprising of a low flush WC and a wall mounted wash hand basin. Radiator, extractor fan, two cupboards and cushion vinyl flooring.

**KITCHEN/DINER** 13' 6" x 10' 11" (4.13m x 3.35m)  
Opening onto the rear garden, the room enjoys excellent natural light thanks to the French doors with matching side windows. The kitchen itself is fitted with a modern range of wall, base and drawer units, finished with coordinating work surfaces and a stainless-steel sink and drainer with mixer tap. There is space and plumbing for a washing machine, along with integrated AEG appliances including a microwave, electric oven and a four-ring hob with extractor hood above. A discreet cupboard houses the Ideal Logic central heating boiler, radiator, LED lighting, TV aerial point and practical cushion vinyl flooring complete the space.

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

**BEDROOM ONE** 10' 2" x 13' 7" (3.10m x 4.16m) A good sized double room having a front facing window, radiator, wood paneling to the feature wall, TV aerial point and carpet flooring.

**BEDROOM TWO** 9' 3" x 13' 9" (2.82m x 4.20m) Another double room having a rear facing window, radiator and carpet flooring.

**BATHROOM** 6' 5" x 6' 10" (1.98m x 2.09m) Comprising of a panel bath with shower over, complemented with a glazed shower screen, pedestal wash hand basin, close coupled WC and a heated towel rail. Part tiled walls, electric shaver socket, extractor fan and cushion vinyl flooring.

**ALLOCATED PARKING** There are two allocated parking spaces.

**REAR GARDEN** Landscaped west facing garden having a porcelain tiled patio adjacent to the house with garden tap, paved pathway alongside a formal lawn to a further raised patio area with garden shed and raised planters within a wooden pergola. Wood panel fencing secures the boundary.

**MANAGEMENT CHARGERS** There is a service charge to maintain the communal areas of £xxx a month. This information was obtained from \*\*\* (seller/builder). This charge covers....

**AGENTS NOTE** TENURE Freehold. 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.

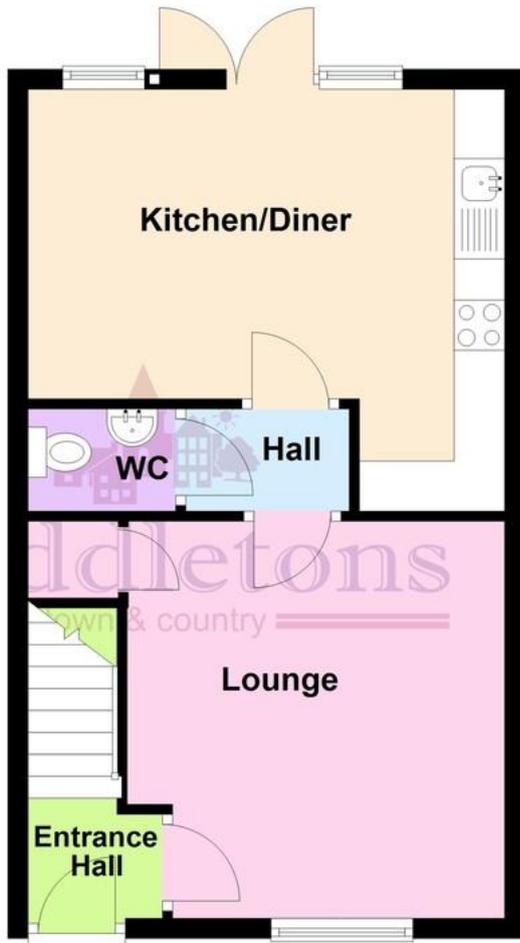
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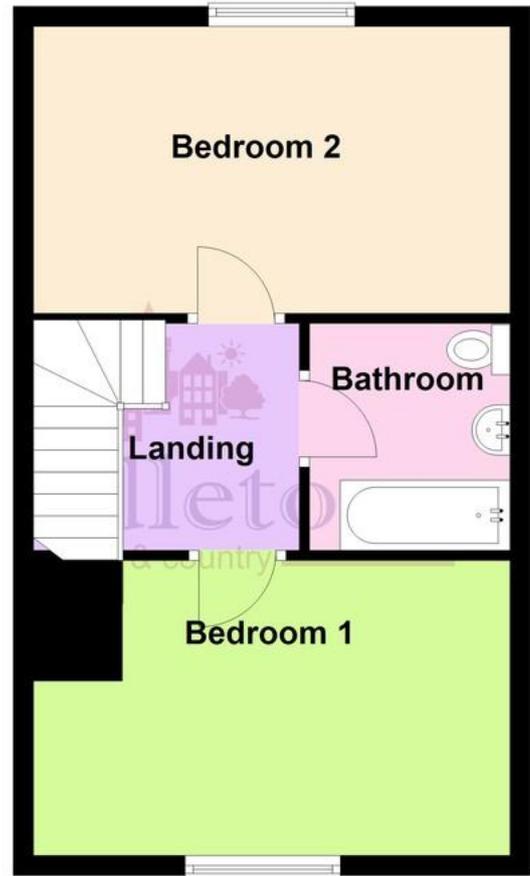




## Ground Floor



## 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		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**THE PROPERTY OMBUDSMAN**  
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