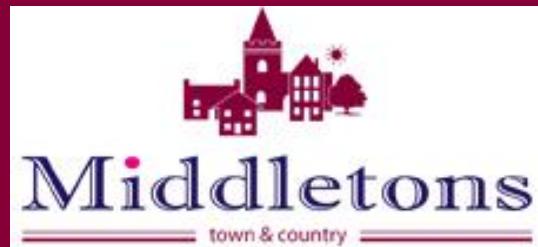




## MILL STREET, MELTON MOWBRAY



**Asking Price Of £235,000**

**Three Bedrooms**

**Freehold**

**MID-TERRACED HOUSE**

**FIRST TIME BUY OPPORTUNITY**

**DOWNSTAIRS WC**

**OPEN-PLAN KITCHEN**

**SPACIOUS LIVING ACCOMMODATION**

**LOW MAINTENANCE REAR GARDEN**

**LOCAL SCHOOLS NEARBY**

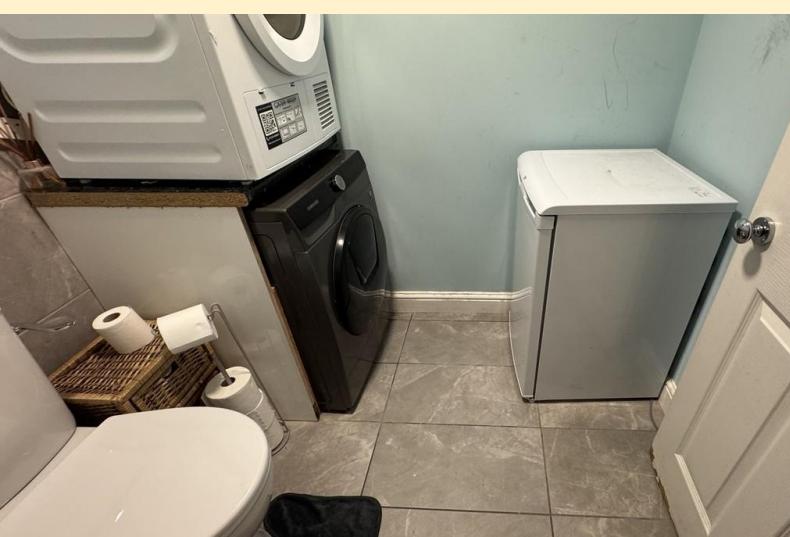
**TOWN CENTRE LOCATION**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**





A great opportunity for the first time buyer, extended three bedroom mid terraced house situated close to the town centre of Melton Mowbray, convenient for the train station and local schools.

The accommodation in brief comprises; entrance hall, lounge, open-plan dining kitchen, cloakroom and sitting room to the ground floor. Three good sized bedrooms and a family shower room to the first floor. Office and loft room to the second floor. Outside the property benefits from both front and rear gardens.

**PORCH** Door with glazed side panels into the porch, door through to the entrance hall.

**ENTRANCE HALL** Having stairs rising to the first floor landing, under stair storage cupboard, radiator, alarm panel, vinyl flooring and door through to the kitchen diner.

**KITCHEN/DINER** 10' 0" x 15' 5" (3.06m x 4.72m) Open-plan to both reception rooms the spacious kitchen diner is fitted with a generous range of wall, base and drawer units topped with return work surfaces, sink with mixer tap over, integrated dishwasher, Beko oven and electric hob with extractor hood over. Ample room for a dining table and chairs, vinyl flooring throughout, vertical radiator and inset spotlights.

**LOUNGE** 13' 11" x 10' 11" (4.25m x 3.33m) Having a front facing walk-in bay window with fitted shutters, two radiators, feature fireplace with gas fire and vinyl flooring.

**SITTING ROOM** 15' 5" x 11' 1" (4.71m x 3.38m) Having French doors opening out onto the rear garden, making a great space to sit and relax, with a further two obscure glazed windows to the side for privacy while allowing natural light to filter through. Vertical radiator, vinyl flooring and a door through to the rear lobby.

**WC/UTILITY** 5' 0" x 6' 3" (1.53m x 1.92m) Rear lobby with external door to the side and door to the utility/WC. Comprising of a low flush WC, space and plumbing for a washing machine, wall unit, extractor fan, part tiled walls and tiled flooring.

**FIRST FLOOR LANDING** Taking the stairs from the entrance hall to the first floor landing with stairs rising to the second floor and doors off to;

**BEDROOM ONE** 14' 4" x 10' 9" (4.38m x 3.28m) Spacious double room having a front facing double glazed walk-in bay window with fitted shutters, fitted wardrobes, radiator and carpet flooring.

**BEDROOM TWO** 10' 1" x 10' 9" (3.08m x 3.28m) Having a rear facing window with views of the garden, radiator, built-in storage cupboard, fitted shelving and carpet flooring.

**BATHROOM** 5' 8" x 6' 2" (1.73m x 1.9m) Comprising of a low flush WC, vanity unit wash hand basin and shower cubicle. Obscure glazed window, heated towel rail, tiled walls and vinyl flooring.

**BEDROOM THREE** 5' 8" x 6' 2" (1.73m x 1.9m) Having a front facing window with fitted shutters, radiator and carpet flooring.

**SECOND FLOOR LANDING** With built-in storage, carpet flooring and doors off to;

**OFFICE AREA** 5' 1" x 6' 11" (1.55m x 2.12m) Having a built in desk, lighting, velux window and carpet flooring.

**LOFT SPACE** 11' 1" x 10' 8" (3.38m x 3.26m) Having a radiator, built in desks, built in drawers, LED lighting, velux window and carpet flooring.

**FRONT ASPECT** Hard landscaped for low maintenance with gravel beds and a picket fence and gate to the boundary, door to the shared passageway.

**REAR GARDEN** Having a decked seating area adjacent to the property, garden tap, garden shed, steps down to a generous gravel area with mature hedging to the boundary.

**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.

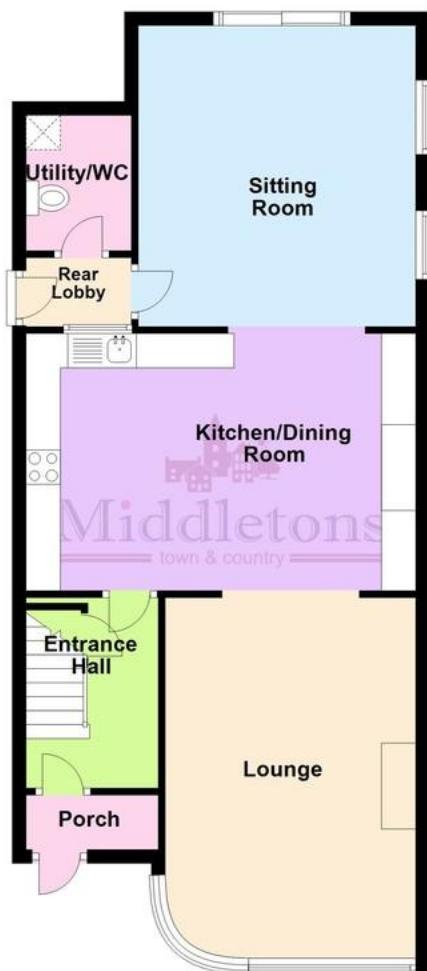
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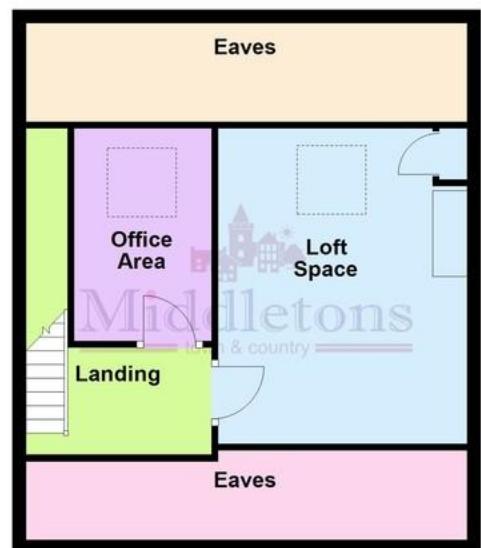
## Ground Floor



## First Floor



## Second 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		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		