



## **BUTTERMERE CLOSE, MELTON MOWBRAY**

**Asking Price Of £160,000**

**Two Bedrooms**

**Freehold**



**MID TERRACE HOUSE**

**GREAT FIRST TIME BUY**

**GOOD SIZED GARDEN**

**CLOSE TO LOCAL AMENITIES**

**OFF ROAD PARKING**

**TWO DOUBLE BEDROOMS**

**LOCAL SCHOOLS NEARBY**

**CENTRAL TO THE TOWN**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**





A great opportunity to get on the property ladder with this well presented two bedroom mid-terraced house. Situated central to Melton Mowbray within walking distance of the town centre and train station.

The accommodation on offer comprises; entrance hall, cloakroom, kitchen and lounge diner to the ground floor. Two double bedrooms and a family bathroom to the first floor. Outside the property benefits from off-road parking, with mains electric to external store room at the front of the property and a rear garden.

**ENTRANCE HALL** Entering the property via a part glazed door into the entrance hall with door to cloakroom, WC, door to lounge & arch way to kitchen.

**CLOAKROOM** Comprising a two piece suite of low flush W/C and wash hand basin and carpet flooring.

**KITCHEN** 6' 5" x 8' 1" (1.97m x 2.47m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, tiled splash backs, stainless steel sink and drainer unit, integrated electric oven, gas hob with extractor hood over, space and plumbing for a washing machine, space for fridge and a cupboard housing the central heating boiler. Double glazed window to the front aspect and vinyl flooring

**LOUNGE** 13' 0" x 14' 11" (3.97m x 4.56m) Having double French doors opening out onto the garden, stairs rising to the first floor, two radiators and carpet flooring.

**LANDING** Stairs rising to the first floor landing with loft access.

**BEDROOM ONE** 15' 1" x 8' 0" (4.6m x 2.46m) Having two double glazed window's to the front aspect, radiator and carpet flooring.

**BATHROOM** 6' 4" x 6' 4" (1.95m x 1.95m) Comprising of low flush WC, vanity unit wash hand basin, bath with shower over radiator.

**BEDROOM TWO** 13' 0" x 8' 3" (3.97m max 2.52m max) Having a window to the rear aspect, radiator, over stair cupboard and carpet flooring.

**FRONT ASPECT** Having off road parking to the front of the property.

**REAR GARDEN** Stepping out from the French doors to a paved seating area, formal lawn and wood panel fencing securing the boundary with gated access to the rear.

**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.

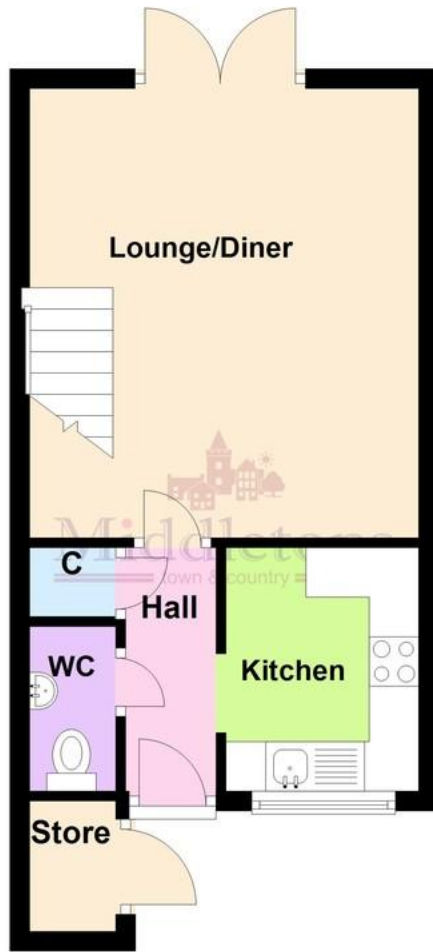
**THIRD PARTY REFERRAL ARRANGEMENTS** Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional



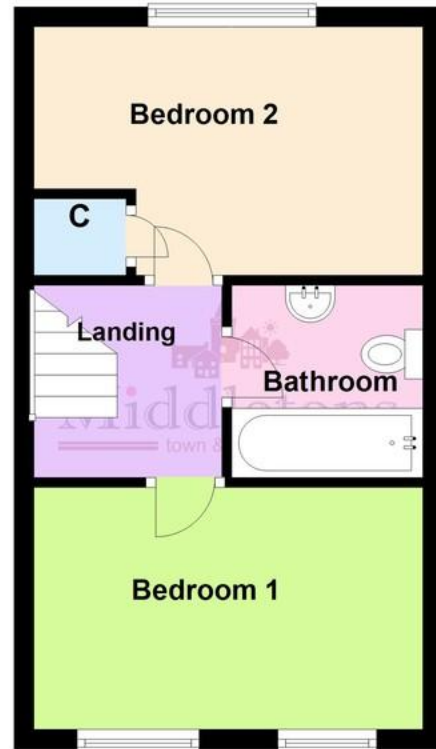




## Ground Floor



## 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		
69-80	C	75 C	80 C
55-68	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 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.