

STAVELEY ROAD, MELTON MOWBRAY

Asking Price Of £169,950

Three Bedrooms

Freehold

Middletons
town & country

- SEMI-DETACHED HOUSE
- INVESTMENT OPPORTUNITY
- GOOD SIZED GARDEN
- GOOD COMMUTER LINKS
- CHAIN FREE
- ELEVATED VIEWS
- LOCAL SCHOOLS NEARBY
- WEST SIDE OF MELTON MOWBRAY
- COUNCIL TAX BAND B

01664 566258

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Offered to the market with no onward chain and presenting an excellent opportunity for modernisation, this three-bedroom semi-detached home occupies an elevated position with attractive views across the neighbouring green and towards the town beyond. Ideally situated within walking distance of local amenities and well-regarded schools, the property also benefits from excellent commuter links to Nottingham, Leicester and Grantham, making it an appealing prospect for families, first-time buyers and investors alike.

The accommodation on offer comprises: entrance hall, lounge, dining room and kitchen to the ground floor. Three good sized bedrooms and a family bathroom. Outside the property benefits from both front and rear gardens.

ENTRANCE HALL Having stairs rising to the first floor landing, radiator and doors off to:

LOUNGE 13' 1" x 10' 10" (4.m x 3.31m) Enjoying pleasant green views through a large window, this generously sized lounge is bright and welcoming, with an abundance of natural light. Radiator and TV aerial point and carpet flooring.

DINING ROOM 8' 9" x 8' 11" (2.69m x 2.73m) Having French doors opening onto the rear patio making a great space to entertain having ample room for a large table, radiator and carpet flooring.

KITCHEN 8' 1" x 9' 7" (2.47m x 2.93m) In need of modernising having a wall and base units with a stainless steel sink and drainer, plumbing for a washing machine and space for a freestanding cooker. Window and external door to the garden, radiator, wall mounted Glow worm boiler and a door through to the dining room.

LANDING Having a hatch to the loft space, radiator and doors off to:

BEDROOM ONE 13' 1" x 11' 9" (4.01m x 3.59m) A generous double room having a window to the front aspect with elevated views across the town, built-in wardrobes, radiator and carpet flooring.

BEDROOM TWO 13' 1" x 8' 10" (3.99m x 2.71m) Another good sized double room with a window overlooking the garden, radiator and carpet flooring.

BEDROOM THREE 7' 6" x 8' 8" (2.29m x 2.65m) This 'L' shaped room would make an ideal nursery or home office having a window with views over the green, radiator, over-stairs storage cupboard and carpet flooring.

BATHROOM Comprising of a panel bath with shower over and a glazed shower screen, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator and vinyl flooring.

FRONT ASPECT Having a formal lawn with steps up to the font door, further steps to the side leading to the rear garden gate.

REAR GARDEN Having a paved patio adjacent to the house, brick storage shed, steps up to a formal lawn with mature trees.

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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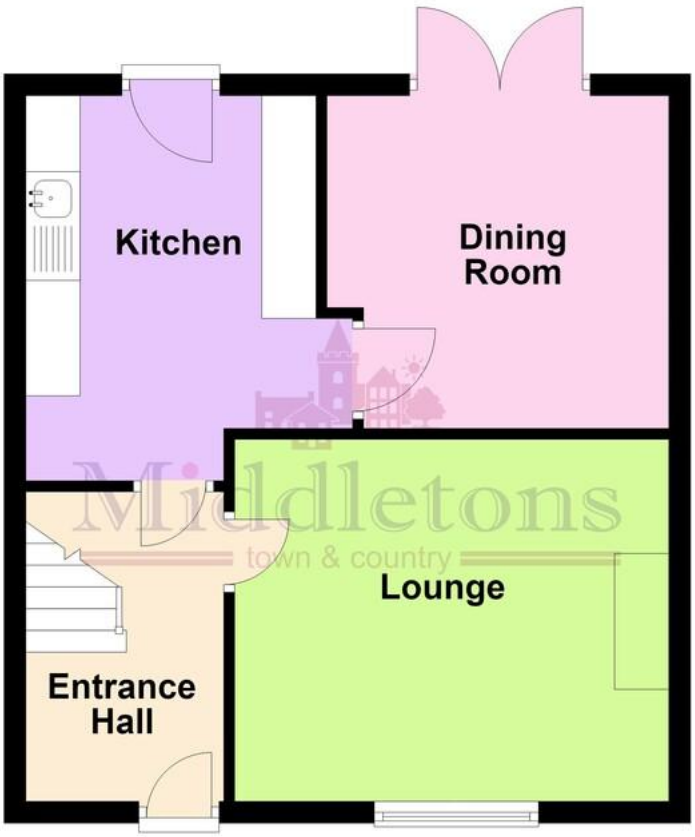
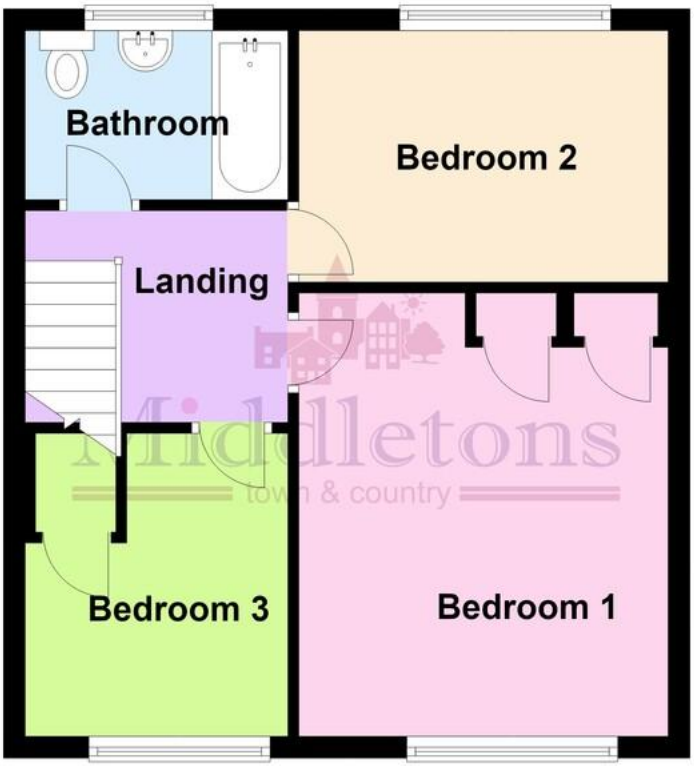
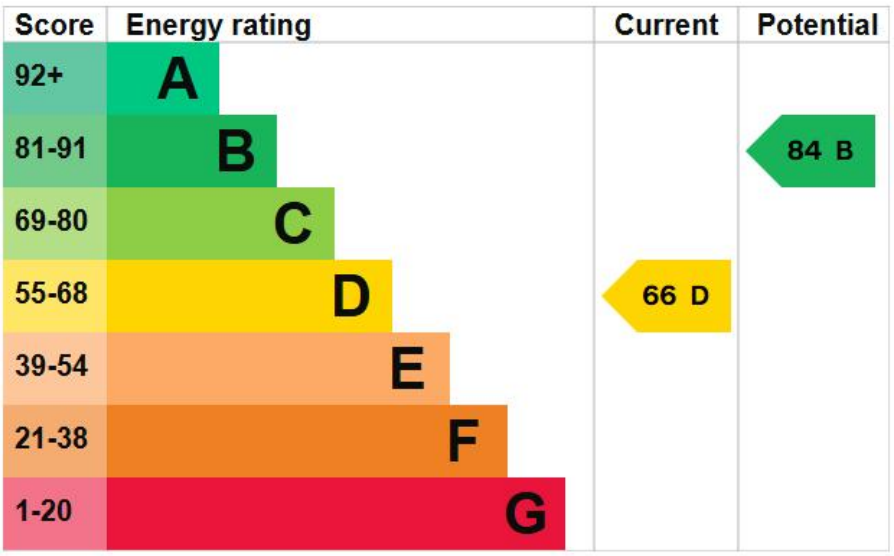
Ground Floor



First Floor



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



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