

# HoldenCopley

PREPARE TO BE MOVED

Dukes Road, Melton Mowbray, LE14 3LG

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Guide Price £280,000 - £290,000

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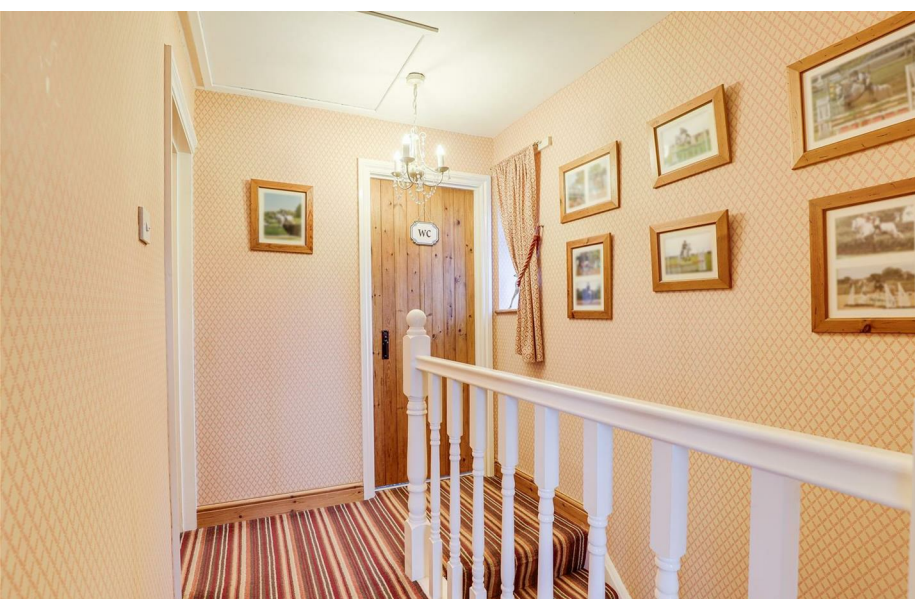
GUIDE PRICE £280,000 -£290,000

### STUNNING VIEWS...

A beautifully presented semi-detached house, situated in a peaceful village location with delightful views over open fields, offering a perfect blend of character, comfort, and modern living. This property would suit a wide range of buyers looking for a home they can move straight into. On the ground floor, an inviting entrance hall leads through to a spacious living room, featuring a recessed chimney breast alcove housing a log burner, creating a warm focal point, and French doors opening directly onto the rear garden. The modern fitted kitchen is thoughtfully designed and also benefits from French doors to the garden, as well as access to a practical utility room, providing additional storage and functionality. The first floor comprises two well-proportioned bedrooms, both enjoying a light and airy feel, and a contemporary three-piece shower room, finished to a high standard. Externally, the property is equally impressive. To the front, there is a lawn, driveway parking for two vehicles, and an electric vehicle charging point. The south-facing rear garden is fully enclosed, enjoying plenty of sunlight throughout the day. A porcelain patio offers an ideal space for outdoor dining or relaxing, complete with a charming wooden gazebo. The garden is finished with a well-maintained lawn bordered by raised, planted flowerbeds, adding both colour and structure. Additional features include an outside tap and gated access, while a brick-built outbuilding fitted with lighting and electrical points provides versatile space for storage or use as a workshop. The boundaries are secured with fence panels, offering both privacy and peace of mind.

### MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Utility Room
- Three-Piece Shower Room
- Off-Street Parking
- South-Facing Rear Garden
- Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'4" x 5'10" (3.15m x 1.78m)

The entrance hall has a UPVC double glazed window to the side elevation, wood flooring, carpeted stairs, an understairs cupboard, a radiator, an in-built cupboard, and a composite door providing access into the accommodation.

Living Room

21'11" max x 12'2" (6.68m max x 3.71m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a recessed chimney breast alcove housing a log burner with an exposed bricked hearth, coving to the ceiling, a TV point, carpeted flooring, and French doors opening to the rear garden.

Kitchen

17'10" max x 11'7" (5.44m max x 3.53m)

The kitchen has a range of fitted base units with Quartz worktops, a Belfast double sink with a swan neck mixer tap, a range cooker and extractor fan, an integrated fridge freezer, an integrated dishwasher, space for a dining table, two radiators, recessed spotlights, an in-built cupboard, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, a Velux window, and double French doors opening to the rear garden.

Utility Room

8'10" x 4'0" (2.69m x 1.22m)

The utility room has a UPVC double glazed obscure window to the rear elevation, space for a fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, partially tiled walls, tiled flooring, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

8'0" x 6'0" (2.46m x 1.85m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the boarded loft, and access to the first floor accommodation.

Bedroom One

18'8" max x 11'2" (5.69m max x 3.40m)

The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, three in-built cupboards, a TV point, and carpeted flooring.

Bedroom Two

12'4" x 8'10" (3.76m x 2.69m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboards, a TV point, and carpeted flooring.

Shower Room

7'4" x 5'6" (2.24m x 1.68m)

The shower room has two UPVC double glazed obscure windows to the rear and side elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, an electric vehicle charging point, and driveway parking for two vehicles.

Rear

To the rear of the property, you'll find a fully enclosed, south-facing garden that enjoys plenty of sunlight. It features a porcelain patio area, perfect for outdoor dining or relaxing, complete with a wooden gazebo. There's a well-maintained lawn bordered by raised, planted flowerbeds, adding both colour and structure to the space. An outside tap is conveniently located for gardening or washing down. The garden also provides access to a brick-built outbuilding, fitted with lighting and electrical points, ideal for storage or a workshop. The boundary is secured with fence panels, and there is gated access for added convenience.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Superfast Download Speed 80Mbps and Upload Speed 20Mbps
- Phone Signal – Some coverage of Voice of 3G, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Melton Borough Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

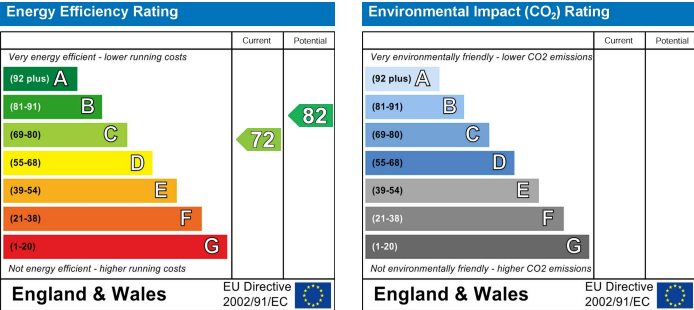
The vendor has advised the following:  
Property Tenure is Freehold

Yearly service charge £350.00

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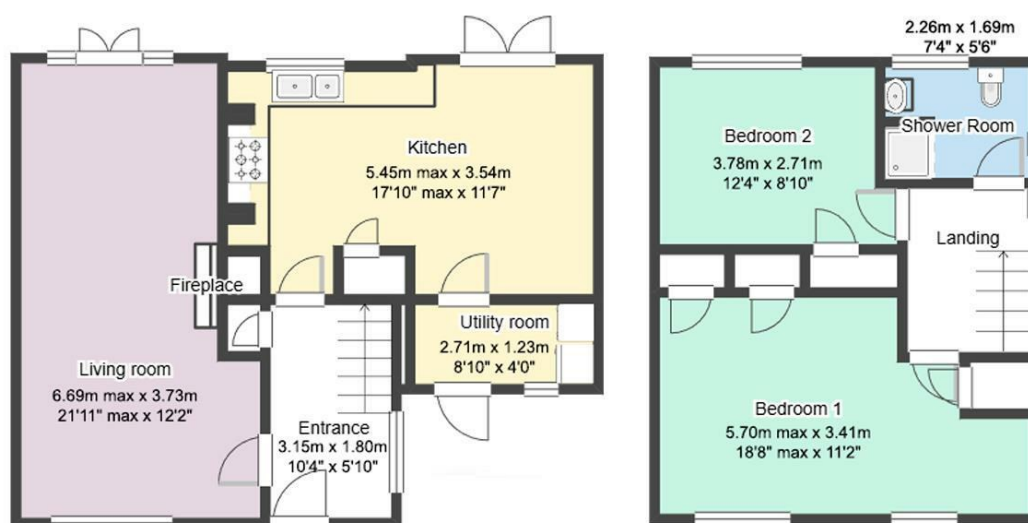
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**01156712555**

**2 Tudor Square, West Bridgford, Nottingham, NG2 6BT**

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