



SYSONBY MEWS, MELTON MOWBRAY

Asking Price Of £250,000

Two Bedrooms

Freehold



MEWS COTTAGE

LANDSCAPED GARDEN

CLOSE TO LOCAL AMENITIES

NORTH SIDE OF MELTON MOWBRAY

EXCLUSIVE DEVELOPMENT

CONSERVATORY

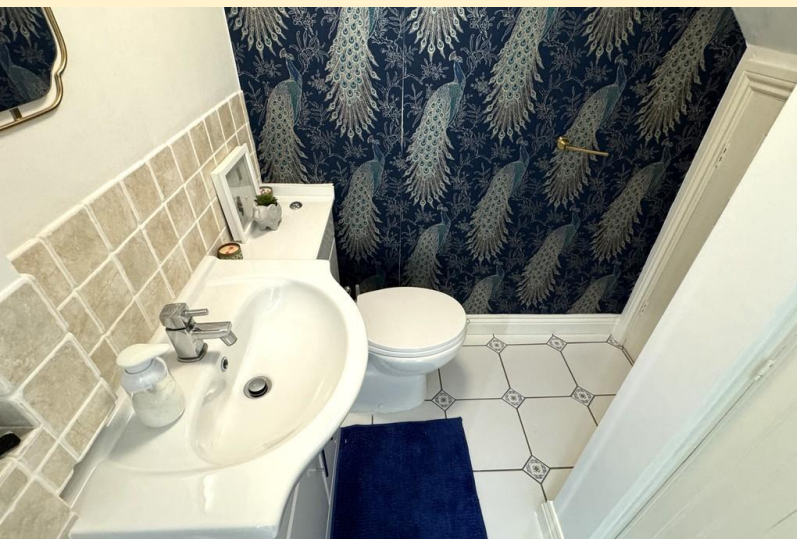
COUNTRYSIDE VIEWS

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Situated in the exclusive development of Sysonby Lodge, this spacious two bedroom mews cottage is situated to the north side of Melton Mowbray.

The accommodation on offer comprises of; porch, entrance hall, cloakroom, lounge, kitchen and conservatory to the ground floor. Two double bedrooms and a family bathroom to the first floor. Outside the property benefits from a low maintenance, landscaped rear garden backing onto the open countryside.

ENTRANCE HALL Stained glass wood door into the porch with laminate wood flooring, a further door into the entrance hall having stairs rising to the first floor landing, laminate wood flooring and radiator.

CLOAKROOM Comprising of a low flush WC, vanity unit wash hand basin, tiled splash backs and flooring, under stair storage cupboard and extractor fan.

LOUNGE 17' 7" x 10' 11" (5.38m x 3.35m) Having three windows to the front aspect, three radiators, laminate wood flooring, wall mounted electric fire and storage cupboard.

CONSERVATORY 8' 10" x 11' 0" (2.7m x 3.36m) Dwarf brick wall and double glazed construction, door leading to the rear garden, fitted blinds to the widows and roof, radiator and laminate wood flooring.

KITCHEN 11' 7" x 6' 2" (3.55m x 1.9m) Fitted with a good range of wall, base and drawer units with work surfaces over, tiled splash backs, stainless steel sink and drainer with mixer tap over, space and plumbing for a washing machine. Integrated appliances to include; dish washer, electric fan oven and a BOSCH induction hob with extractor over. Window overlooking the rear garden, radiator and laminate wood flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the rear aspect with open countryside views, space for a desk, airing cupboard and carpet flooring.

BEDROOM ONE 11' 3" x 12' 0" (3.43m x 3.68m) Having a window to the front aspect, radiator, lights with dimmer setting, fitted slide wardrobe's, feature wall wood panelling and carpet flooring.

BATHROOM 7' 0" x 5' 8" (2.14m x 1.75m) Comprising of a low flush WC, vanity unit wash hand basin, panel bath with shower over and shower screen, heated towel rail, tiling to walls and floor, bathroom cabinet and extractor fan.

BEDROOM TWO 10' 3" x 11' 5" (3.13m x 3.5m) Having a double glazed window to the front aspect, radiator, built in wardrobe and carpet flooring.

REAR GARDEN South east facing garden with views of open countryside beyond, landscaped for low maintenance having a new patio area, outside tap, Astro Turf circular lawn with flower and shrub borders, new wood fencing to the boundary with a gate to the rear.

SERVICE CHARGE The property is freehold and has a monthly service charge of £10.00 per month for the maintenance of the communal areas. This is due to rise to £25.00 per month.

AGENTS NOTE 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.







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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

01664 566258

www.middletons.uk.com
info@middletons.uk.com

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.