



ANKLE HILL, MELTON MOWBRAY

Asking Price of £225,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

PERIOD FEATURES

GOOD COMMUTER LINKS

OFF ROAD PARKING

EAST FACING GARDEN

OPEN-PLAN KITCHEN DINER

TOWN CENTRE LOCATION

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Offered with no upward chain, three bedroom semi-detached period property conveniently located within walking distance of the town centre and railway station.

The accommodation on offer comprises; entrance hall, lounge, kitchen diner and shower room to the ground floor and three good sized bedrooms and a WC to the first floor. Outside the property benefits from ample off road parking to the front with a east facing generous garden to the rear.

ENTRANCE HALL Storm porch to the part glazed front door leading into the hallway having stairs rising to the first floor, laminate wood flooring and doors off to;

LOUNGE 10' 2" x 12' 6" (3.12m x 3.82m) Having a bay window to the front aspect, radiator, feature fireplace and laminate wood flooring.

KITCHEN/DINER 21' 5" x 13' 10" (6.54m x 4.22m reducing to 2.39m) The kitchen area has been fitted with a range of wall, base and drawer units with work surfaces over, space and plumbing for a washing machine, stainless steel sink and drainer unit, integrated Lamona oven and electric hob with extractor hood over. External door and window to the side and laminate wood flooring continuing through to the dining area which has an under stairs storage, two radiators, window to the rear aspect and door to the ground floor shower room.

SHOWER ROOM Comprising of a walk-in shower cubicle, pedestal wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, LED lighting and tiled walls and flooring.

LANDING To the first floor landing there are doors leading to Two double bedrooms, a WC, and a single bedroom, loft hatch to the roof space.

BEDROOM ONE 13' 6" x 11' 5" (4.12m x 3.5m) Having a window to the front aspect, radiator, built-in storage cupboard, original cast iron fireplace and carpet flooring.

BEDROOM TWO 11' 3" x 12' 5" (3.43m x 3.81m) Having a window to the rear aspect, radiator, original cast iron fireplace and carpet flooring.

WC 2' 8" x 6' 5" (0.83m x 1.96m) Fully tiled and comprising of a low flush WC and wash hand basin.

BEDROOM THREE 7' 5" x 9' 7" (2.27m x 2.94m) Having a window to the rear aspect, radiator and carpet flooring.
FRONT ASPECT The front of the property offers off road parking on a block paved drive, steps lead up to the front of the property to the entrance porch

REAR GARDEN Generous east facing garden having a paved patio area adjacent to the house with garden tap, two brick outbuildings, pathway leading down the garden which has been landscaped with gravel beds, formal lawn, variety of shrubs in raised beds and a further patio area at the top of the garden.

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.

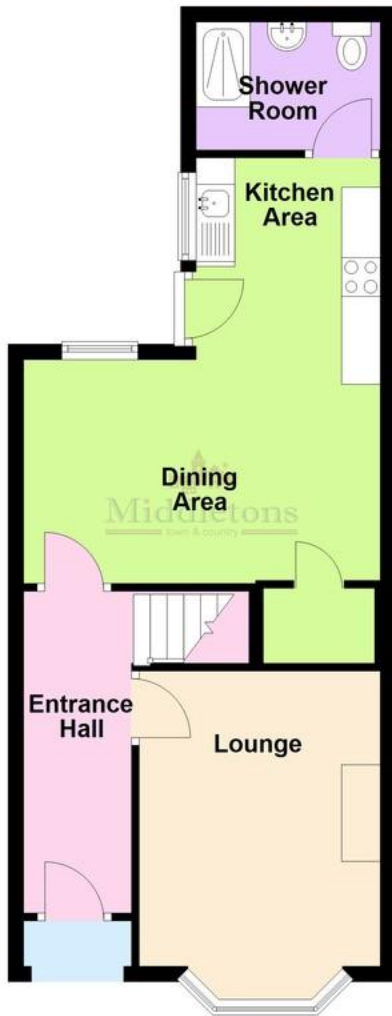
WHAT IS YOUR HOME WORTH Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart.