



LEICESTER STREET, MELTON MOWBRAY,

LEICESTERSHIRE

Asking Price Of £220,000

Three Bedrooms



GRADE II LISTED TOWN HOUSE

CHARACTER THROUGHOUT

THREE BEDROOMS

EXCELLENT COMMUTER LINKS

ACCOMMODATION OVER 3 FLOORS

SOUTH FACING COURTYARD

TWO RECEPTION ROOMS

TOWN CENTRE LOCATION

COUNCIL TAX BAND A

01664 566258

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Exciting opportunity to purchase this decidedly spacious, quirky, sophisticated, historical grade II listed property which has been renovated to a high standard yet bursting with beautiful character features in a very desirable historical location. In close proximity to excellent schools and with excellent transport links direct to Leicester, Birmingham and London.

Spacious and a very flexible layout of accommodation having two separate living areas and a dining kitchen, three bedrooms and a shower room. The property also benefits from a south facing courtyard, situated conveniently right in the heart of the historic centre of Melton Mowbray, with stunning views of the St Mary's church, and the beautiful Wilton park only two minutes walk away, and walking distance to a wide range of great amenities and facilities including cafes, restaurants, the retro cinema and train stations. The current owner pays £50 per month for a parking space situated behind the buildings opposite.

LOUNGE 12' 6" x 12' 10" (3.82m x 3.92m) Originally a triple sash window which now incorporates the front door into the lounge the main feature of which is the stunning marble open fireplace with decorative tiled inserts and slate hearth. Built-in cupboards to the alcoves, beamed ceiling, feature floor to ceiling column radiator, TV aerial point and wood flooring continuing through to the sitting room.

SITTING/DINING ROOM 11' 6" x 12' 8" (3.52m x 3.87m) Having a sash window and stable door to the courtyard, feature floor to ceiling column radiator, feature exposed brick fireplace, multiple mid-wall electrical sockets, beam to the ceiling, wooden doors to the staircase and under stairs storage. An external door leads out into the side passageway.

FIRST FLOOR LANDING Taking the stairs to the first floor landing which has two built-in storage cupboards, carpet flooring and wooden doors off to;

KITCHEN/DINER 11' 5" x 12' 1" (3.48m x 3.70m) Bespoke wood kitchen fitted with a range of wall, base and drawer units topped with wooden work surfaces inset with a ceramic one and a half bowl sink and drainer with mixer tap over. Integrated Bloomberg dishwasher and washing machine, free standing Range master electric oven with gas hob and extractor over. Sash windows to the rear aspect with views towards the town park, column radiator, ample room for a dining table and fridge freezer, LED lighting and tiled flooring.

BEDROOM THREE 11' 9" x 12' 6" (3.6m x 3.83m) Having a sash window to the front aspect, column radiator, decorative exposed brick and beam mantle fireplace, TV aerial point and laminate wood flooring.

LANDING TWO Taking the stairs to the second floor landing having a window to the side aspect, column radiator, built-in storage cupboard and carpet flooring.

BEDROOM ONE 11' 9" x 12' 3" (3.6m x 3.75m) Having a sash window to the front aspect, column radiator, exposed brick chimney breast with a cast iron grate, built-in double wardrobe and drawers and carpet flooring.

SHOWER ROOM 4' 9" x 11' 4" (1.46m x 3.47m) Comprising of a shower cubicle, heated towel radiator, low flush WC and a vanity unit wash hand basin. Velux window with views of St Mary's church, extractor fan and tiled flooring.

BEDROOM TWO 8' 11" x 6' 11" (2.72m x 2.12m) Having a sash window with views of the town park, column radiator, built-in storage cupboard and carpet flooring.

COURTYARD GARDEN Private south facing paved courtyard with a raised bed planted with a mature tree.

PARKING The current owner has an arrangement for parking at £50 per month opposite the property this would have to be negotiated by the new owner as this is a private agreement.

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.

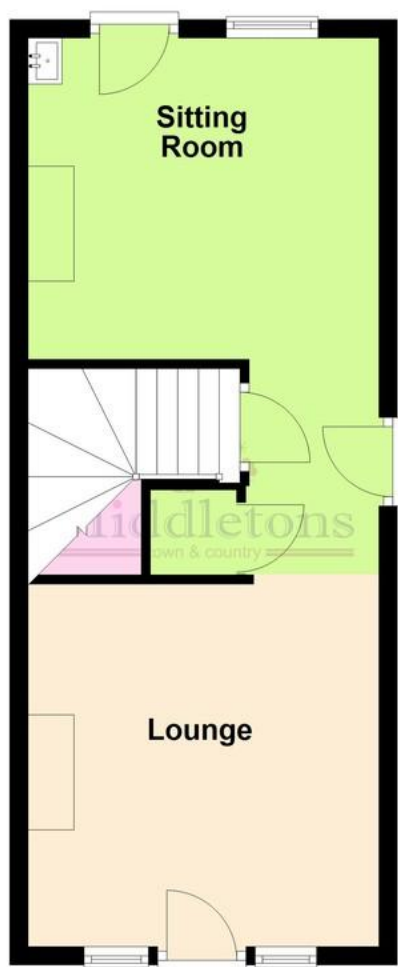
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



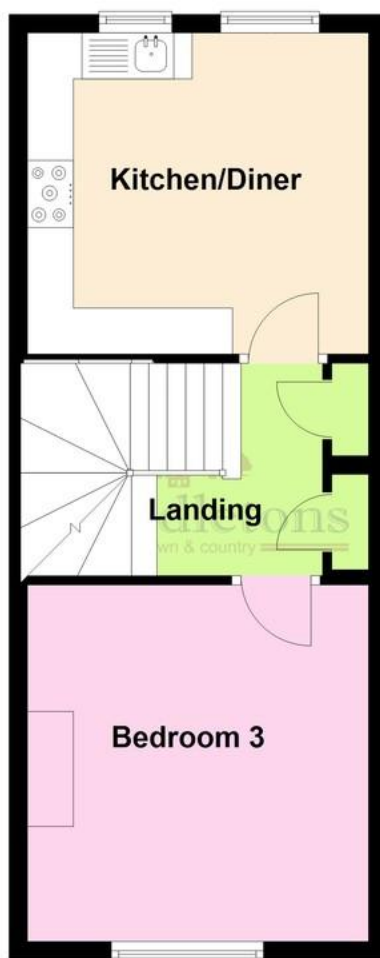




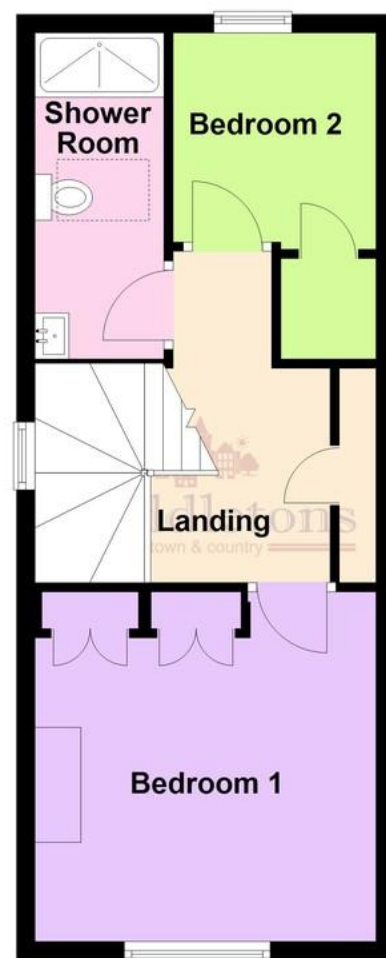
Ground Floor



First Floor



Second 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	Energy efficiency chart		Potential
92+	A			
81-91	B			85 B
69-80	C			
55-68	D	58 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 are 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.