



LODGE CLOSE, MELTON MOWBRAY

Asking Price Of £175,000

Two Bedrooms

Freehold



END-TERRACE HOUSE

GREAT FIRST TIME BUY

GOOD SIZED GARDEN

CLOSE TO LOCAL AMENITIES

CHAIN FREE

OFF ROAD PARKING

LOCAL SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Offered with no onward chain, great first time buy or investment opportunity. Two bedroom end of terrace house situated on to the south side of Melton Mowbray, within close proximity to local amenities, schools and the town centre.

The accommodation on offer comprises; entrance hall, kitchen and lounge diner to the ground floor, two bedrooms and a family bathroom to the first floor. Outside the property benefits from a low maintenance front garden, driveway providing ample off road parking and a good sized rear garden.

ENTRANCE HALL Door into the spacious entrance hall having stairs rising to the first floor, radiator, laminate wood flooring and doors off to the kitchen and lounge diner.

KITCHEN 9' 8" x 5' 11" (2.96m x 1.82m) Fitted with a modern range of wall, base and drawer units topped with durable work surfaces, stainless steel sink and drainer unit with mixer tap over, plumbing for a washing machine and space for an under counter fridge freezer. Integrated electric oven and hob with extractor hood over. Having a front facing window, radiator and laminate wood flooring.

LOUNGE/DINER 14' 7" x 12' 4" (4.45m x 3.78m) This spacious lounge diner has patio doors opening onto the rear garden allowing plenty of natural light to flood the room. A large under stair cupboard provides great storage, radiator, wall mounted fire and laminate wood flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a handy airing cupboard, loft hatch and doors off to;

BEDROOM ONE 9' 10" x 12' 4" (3.0m x 3.78m) A generous double room having a rear facing window with views of the garden, radiator and carpet flooring.

BEDROOM TWO 12' 7" x 5' 11" (3.85m x 1.81m max) Having a front facing window, radiator and carpet flooring.

BATHROOM 6' 2" x 6' 0" (1.9m x 1.83m) Comprising of a panel bath with shower over, pedestal wash hand basin and a low flush WC. Obscure glazed window for privacy, radiator, extractor fan and vinyl flooring.

FRONT ASPECT Having a block-paved frontage, a storm porch for added shelter, and a handy storage cupboard by the front door. To the side, a gravel and paved driveway offers ample parking and leads to a gated access into the private rear garden

REAR GARDEN This generous garden has a paved patio area adjacent to the house with courtesy lighting, formal lawn with a central tree sapling and a further mature tree and shrubs to the boundary which is secured with wood panel fencing.

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.

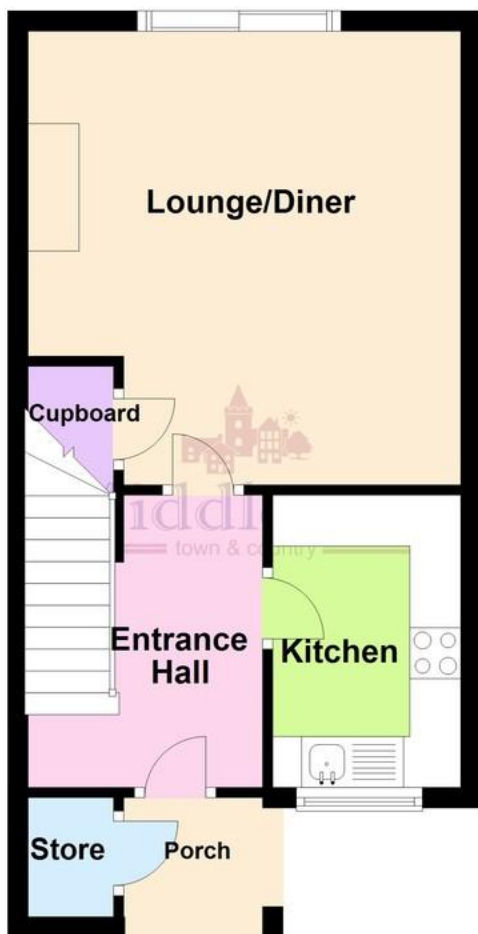
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Ground Floor



First Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	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 and 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.