



SYSONBY MEWS, MELTON MOWBRAY

Asking Price Of £258,000

Two Bedrooms

Freehold



MEWS COTTAGE

DOWNSTAIRS WC

LOW MAINTENANCE GARDEN

CLOSE TO LOCAL AMENITIES

EXCLUSIVE DEVELOPMENT

CONSERVATORY

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Located in the prestigious Sysonby Lodge development, this spacious two-bedroom mews cottage sits on the north side of Melton Mowbray. Ideally positioned at the end of a private driveway within close proximity to local schools, amenities and the town centre with excellent commuter links to Nottingham, Leicester and Grantham.

The accommodation on offer comprises; porch, entrance hall, cloakroom, lounge, kitchen and conservatory to the ground floor. Two double bedrooms and a family shower room to the first floor. Outside the property benefits from off road parking and a low maintenance, landscaped rear garden with open countryside views. These properties used to have an over 55s age restriction but can now be owned by all ages.



PORCH/ENTRANCE HALL A stained glass wooden door opens into the porch with laminate wood flooring, leading to another door into the entrance hall, which features stairs to the first-floor landing, laminate wood flooring, and a 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) Featuring three front-facing windows allowing plenty of natural light, three radiators, a wall-mounted electric fire, storage cupboard and laminate wood flooring.

KITCHEN 11' 7" x 6' 2" (3.55m x 1.9m) Equipped with a variety of wall, base, and drawer units topped with work surfaces, tiled splashbacks, and a stainless steel sink and drainer with a mixer tap. There's space and plumbing for a washing machine, along with integrated appliances like a dishwasher, an electric fan oven, and a BOSCH induction hob with an extractor above. A window offers a view of the rear garden, complemented by a radiator and laminate wood flooring.

CONSERVATORY 8' 10" x 11' 0" (2.7m x 3.36m) A nice addition to the property with a door to the garden making this a great space to enjoy the garden all year round, complemented with fitted blinds to the roof, radiator and laminate wood flooring.

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

BEDROOM ONE 11' 3" x 12' 0" (3.43m x 3.68m) Featuring a window with a front-facing view, a radiator, dimmable lighting, fitted sliding wardrobes, a feature wall with wood panelling, and carpeted flooring.

SHOWER ROOM 7' 0" x 5' 8" (2.14m x 1.75m) Featuring a low-flush WC, a vanity unit with a wash hand basin, large walk-in shower with a fixed waterfall shower head and shower riser, heated towel rail, tiled walls and cushioned vinyl flooring.

BEDROOM TWO 10' 3" x 11' 6" (3.13m x 3.52m) Featuring a front facing window, radiator, a built-in wardrobe, and carpeted flooring.

REAR GARDEN A southeast-facing garden with views of open countryside, designed for low maintenance. It features a patio area, an outside tap, an AstroTurf circular lawn, flower and shrub borders, and wooden fencing along the boundary, complete with a gate at the rear.

SERVICE CHARGE The property is freehold and has a service charge of approximately £250.00 per annum for the maintenance of the communal areas.

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.

THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit [middletons.uk.com/Referral-Fees](https://www.middletons.uk.com/Referral-Fees)





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 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.