



Colville Road, Melton Constable NR24 2DD

welcome to

Colville Road, Melton Constable

A super two bedroom former railway workers cottage with accommodation briefly comprising sitting room, lobby, dining room, kitchen, shower room, landing, two double bedrooms and en suite/shower room.



**Entrance Door To;
Lounge**

11' 2" max x 11' (3.40m max x 3.35m)

Fireplace with decorative tiled inserts, electric radiator and double glazed sash window to the front.

Lobby

Understairs cupboard

Dining Room

11' max x 10' 4" (3.35m max x 3.15m)

Fireplace housing multi-fuel stove with cabinet to the side, electric radiator, door to staircase and double glazed sash window to the rear.

Kitchen

7' x 5' 9" (2.13m x 1.75m)

Howdens kitchen with wall and base units, space for cooker and fridge, stainless steel sink, door and double glazed window to the side of the property. Tiled floor.

Shower Room

Shower cubicle, WC, extractor, wash hand basin, plumbing for washing machine and electric wall heater.

Landing

Bedroom One

11' 2" max x 10' 10" (3.40m max x 3.30m)

Double electric radiator, airing cupboard housing water tank and double glazed sash window to the front.

Bedroom Two

11' 2" max x 10' 5" (3.40m max x 3.17m)

Double electric radiator, loft hatch and double glazed slash window to the rear.

Shower / En Suite

Shower cubicle, WC, wash hand basin and heated towel rail. Double glazed sash window to the rear

Outside

Laid to lawn with patio seating area, shed and off

road parking. Log Store.



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Colville Road, Melton Constable

- Off road parking
- Sitting & Dining rooms with stove
- 'Howdens' kitchen
- Ground floor shower room
- First Floor en suite/shower room

Tenure: Freehold EPC Rating: E

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HOL106225 - 0009

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