









# 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**

- Guide price £190,000 £200,000
- Sitting & Dining rooms with stove
- 'Howdens' kitchen
- Ground floor shower room
- First Floor en suite/shower room

Tenure: Freehold EPC Rating: E

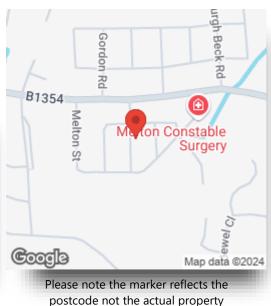
guide price

£190,000 - £200,000









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