



**25 The Paddocks, Waltham On The Wolds, Melton
Mowbray, LE14 4AT
Guide Price £199,950**

 Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

**25 The Paddocks
Waltham On The Wolds
Melton Mowbray
LE14 4AT**

A rare opportunity to acquire this two bedroom semi detached bungalow located in a quiet cul-de-sac location in the sought after village of Waltham on the Wolds.

The property has uPVC double glazing, electric heating and requires some internal cosmetic modernisation.

The property comprises of entrance hall, sitting room, kitchen, bathroom and two bedrooms, outside there is a front and rear garden and single garage with off street parking space for one car.



Lounge



Kitchen



SUMMARY

ENTRANCE HALL : uPVC door to entrance hall with cupboard housing the fuse board and further door to airing cupboard housing the immersion tank. Hallway has electric heater and access to loft.

SITTING ROOM : a large room with brick fire surround, electric heater and sliding patio doors to garden.

KITCHEN : a fitted kitchen with a range of eye and base level units, laminate worktops, integrated Bosch electric oven and hob, integrated extractor fan, space for washing machine and under counter fridge, tiled splashback and vinyl flooring.

BATHROOM : with sink, low flush WC, bath with electric shower, fully tiled walls and flooring and electric heated towel rail.

BEDROOM ONE : a double bedroom with electric heater, bay window and inbuilt wardrobes.

BEDROOM TWO : a single bedroom with electric heater.

OUTSIDE : mature gardens to the front and rear of the property mainly laid to lawn with a patio area to the rear. There is also a brick built single garage with power and light connected with off street parking for one car in front of the garage.

DISCLAIMER

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

PROPERTY INFORMATION

EPC RATING : E.

COUNCIL TAX : Melton Council B.

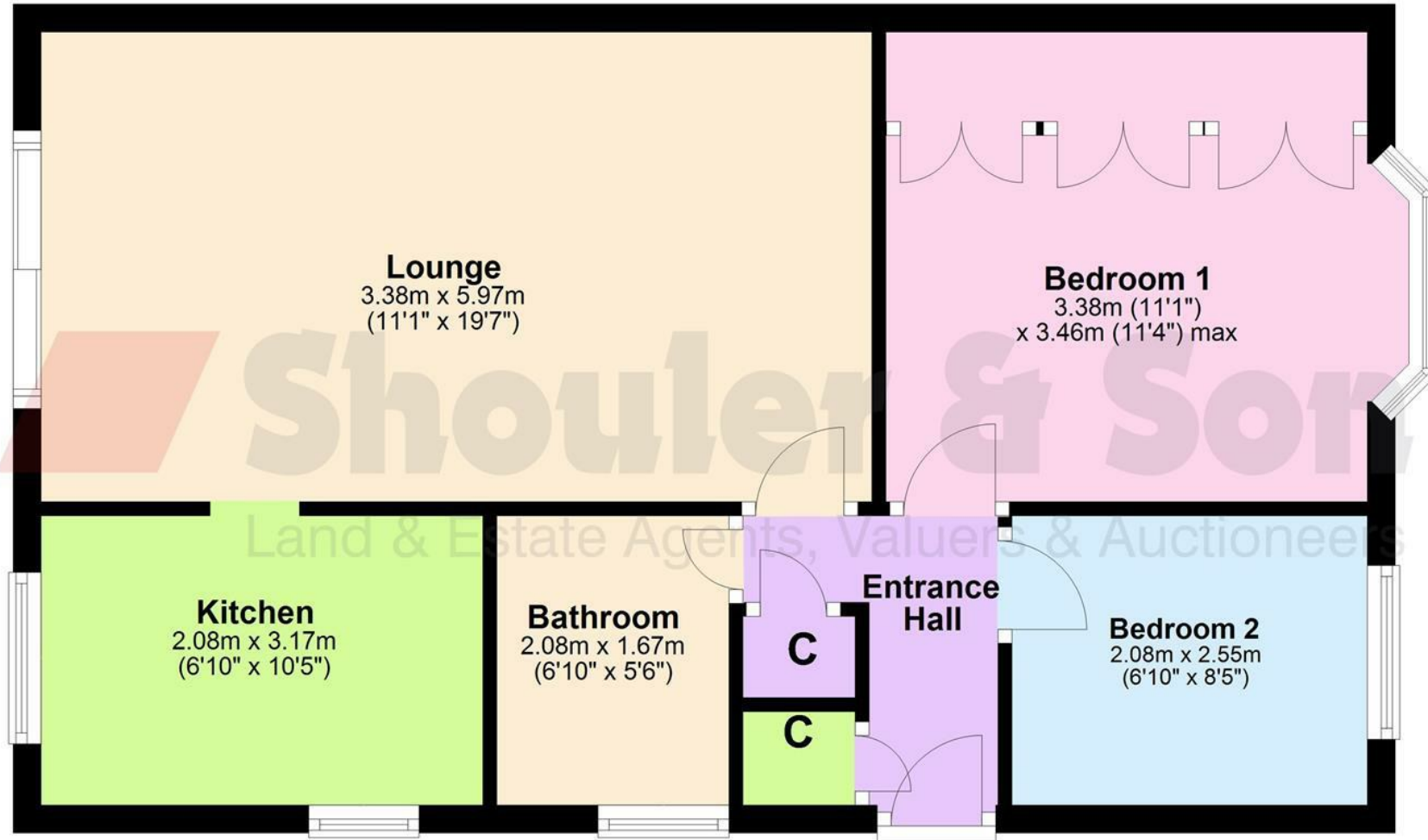
SERVICES : Mains water, drainage and electric.

INTERNET : ADSL available.

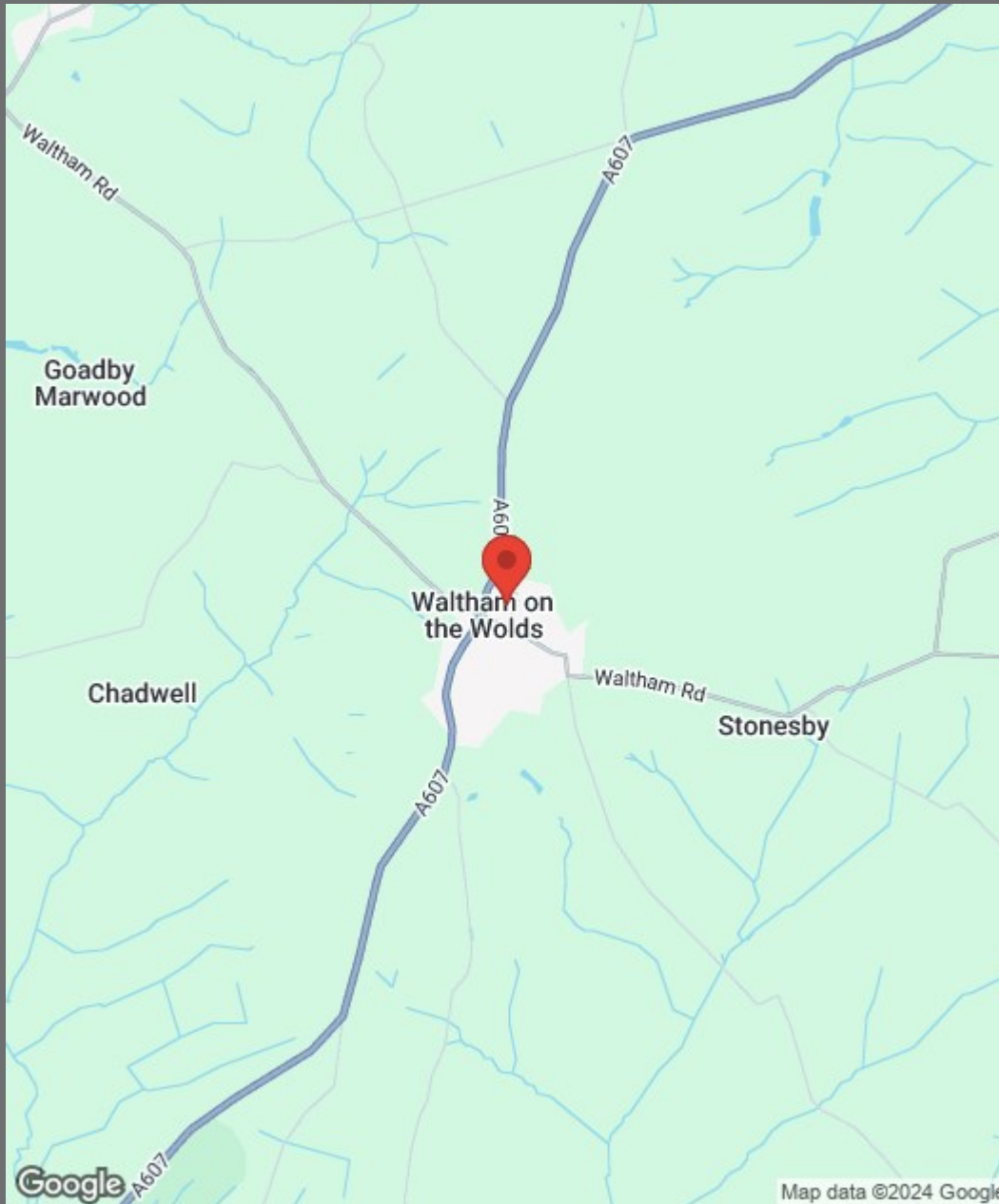
TENURE : FREEHOLD. NO UPWARD CHAIN.



Ground Floor



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



- CUL-DE-SAC LOCATION
- SOUGHT AFTER VILLAGE
- TWO BEDROOMS
- SEMI DETACHED BUNGALOW
- SINGLE GARAGE
- UPVC DOUBLE GLAZING
- ELECTRIC HEATING
- MATURE FRONT AND REAR GARDEN
- NO UPWARD CHAIN
- VIEWING ADVISED



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