



**97 Baldocks Lane, Melton Mowbray, Leicestershire,
LE13 1EP
£195,000**

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

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This three-bedroom semi-detached property, located in the sought-after area of Melton Mowbray, offers spacious and versatile living. With a private driveway and garage, the home features a bright lounge, an adjacent dining room, and a well-equipped kitchen that opens to a private garden. Upstairs, the three bedrooms are generously sized, providing ample space for family life with the master bedroom having the benefit of air conditioning. The property is being sold with no onward chain, making it an appealing option for a hassle-free purchase in a convenient setting.





Description

Nestled in the desirable town of Melton Mowbray, this delightful three-bedroom semi-detached family home offers a spacious and thoughtfully designed living space, ideal for modern family life. From the moment you arrive, the property impresses with its private driveway and garage, providing convenience and ample parking for multiple vehicles. There is some cosmetic work required to the property, an ideal blank canvass to put your own stamp on.

Upon entering, you're welcomed by a bright and inviting atmosphere. The ground floor features a generously sized lounge, where a large window allows natural light to flood the room, creating a warm and relaxing space perfect for unwinding or entertaining. Adjacent to the lounge is the dining room, which offers a setting for family meals or more formal occasions.

The layout seamlessly connects these areas to the kitchen, which is well-appointed with ample storage, ensuring a functional workspace for cooking and daily tasks. The kitchen and dining room overlook the garden, providing a pleasant view and a peaceful backdrop while preparing

meals and dining.

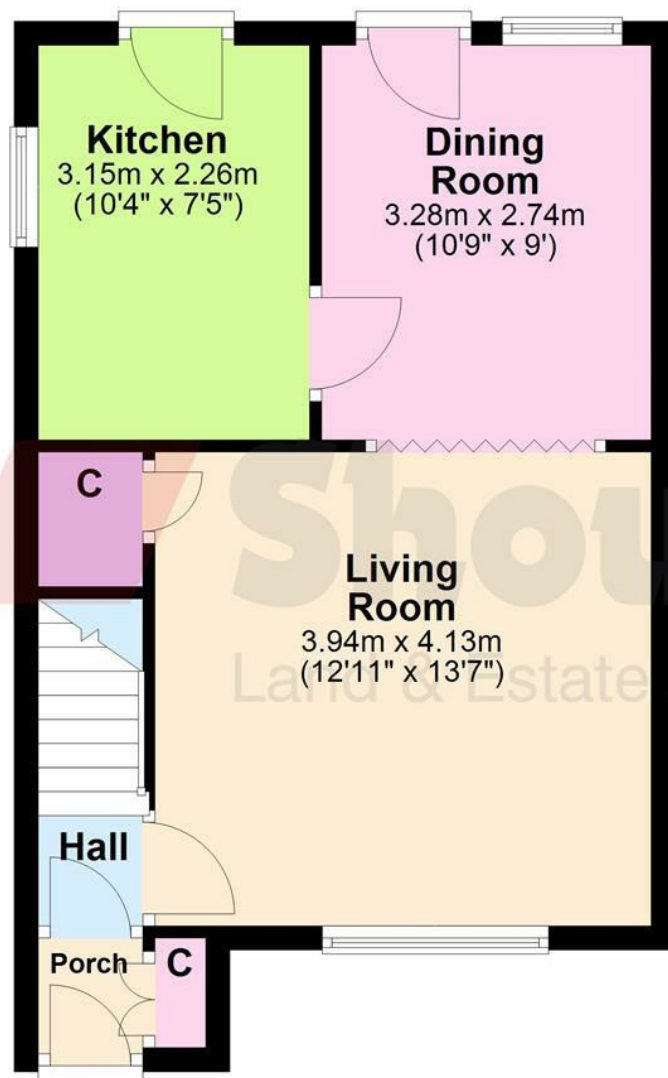
The upper floor is home to three well-proportioned bedrooms, each offering comfort and versatility, ideal for a growing family. The master bedroom provides a tranquil retreat with space for a large bed and additional furnishings with air conditioning. The second and third bedrooms are equally inviting, offering flexibility to serve as children's rooms, guest spaces, or even a home office.

Outside, the rear garden is a private, low-maintenance space, perfect for outdoor activities or quiet relaxation. The garage provides additional storage or the potential to be converted into a workshop or home gym.

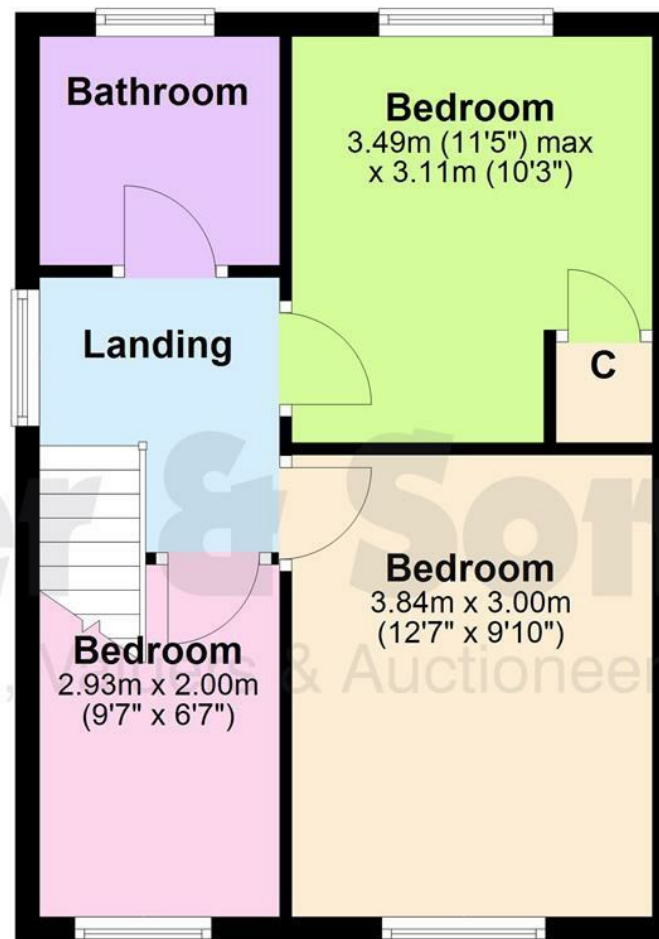
A key highlight of this property is the fact that it is available with no onward chain, making it an attractive option for buyers looking for a smooth, stress-free purchase process. This family home combines comfort, convenience, and potential, all in the charming and well-connected setting of Melton Mowbray.



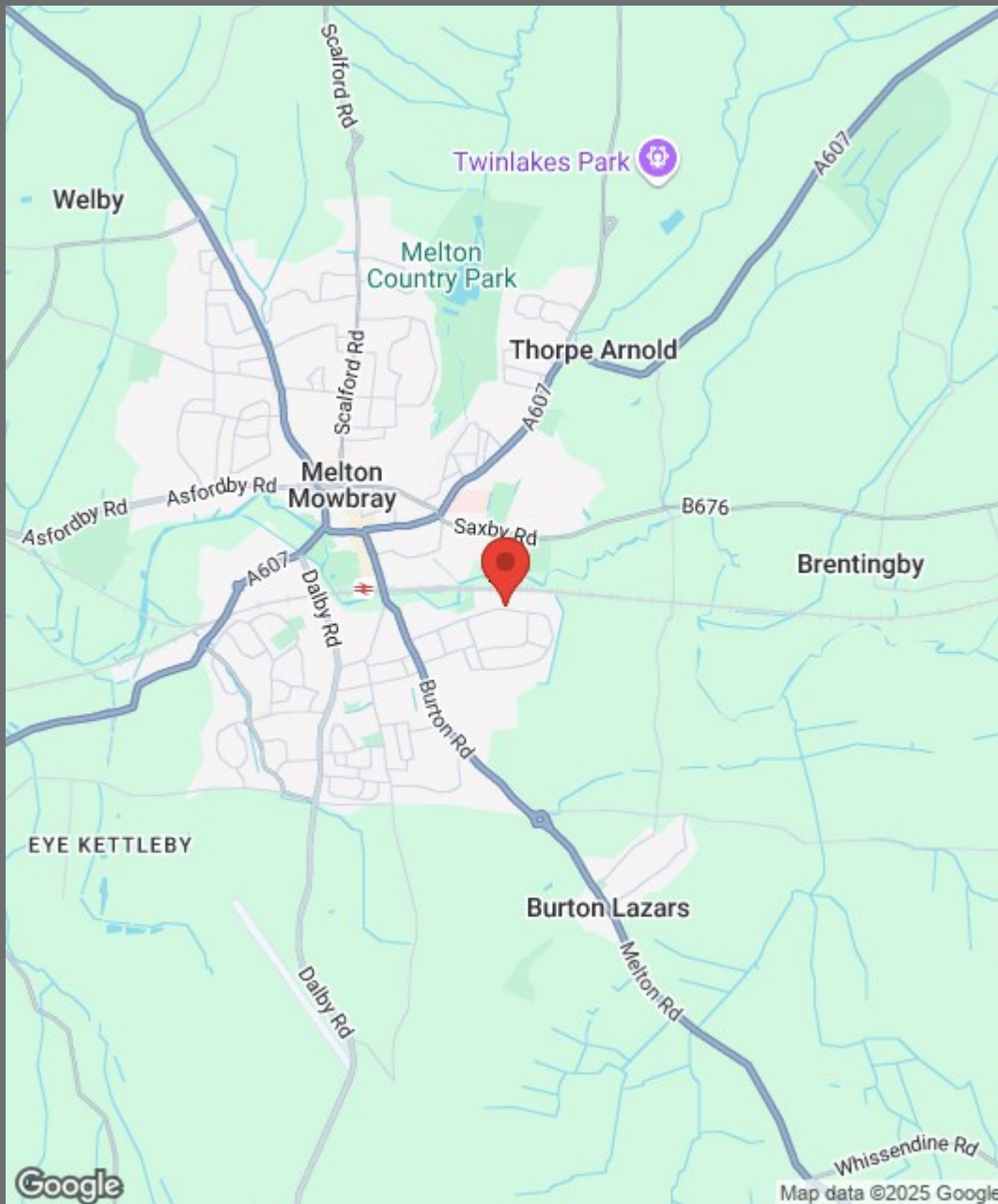
Ground Floor



First 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.



- Semi Detached Family Home
- Three Bedrooms
- Living Room
- Dining Room
- Kitchen
- Bathroom
- Driveway Parking and Garage
- No Chain Sale
- Air Conditioned Master Bedroom



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