



22 King Street, Salford, Melton Mowbray,
LE14 4DW
£220,000

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

**22 King Street
Scalford
Melton Mowbray
LE14 4DW**

This property presents an excellent opportunity for those looking to settle in a quaint yet accessible area. Whether you are a first-time buyer or seeking a charming rental, this end-terrace house on King Street is sure to impress. Don't miss the chance to make this lovely home your own.





Description

Located in the charming and highly sought-after village of Salford, this delightful end-of-terrace cottage offers a perfect blend of character and modern comfort. With a surprisingly spacious interior, the property boasts two reception rooms, a cosy kitchen, and two generously sized bedrooms, making it an ideal home for a couple or a small family. Outside, the beautifully maintained rear garden provides a peaceful and private space for relaxation and entertaining, while the frontage adds to the property's undeniable curb appeal. This is a wonderful opportunity to own a piece of village life in a home that is ready to move into and enjoy.

Upon entering, you are greeted by a welcoming living room, featuring an electric stove set within a charming brick fireplace, creating a warm and inviting atmosphere. This flows through to the separate dining room, which benefits from exposed ceiling timbers and another feature fireplace, offering a perfect space for family meals or a home office. The kitchen, located at the rear, is a bright and functional space with attractive laminate flooring and a stable door leading back to the dining area and external door to the garden.

Upstairs, the cottage offers two well-proportioned bedrooms. The main bedroom is a spacious double with an abundance of natural light, while the second bedroom is a good size and provides flexible space. The modern family bathroom, with its classic black and white tiled floor and bath, completes the first-floor accommodation.

The rear garden is a true highlight of this property. Thoughtfully landscaped, it features a central lawned area, a paved patio for outdoor dining, and well-stocked borders bursting with mature plants and shrubs. A second patio area to the rear offers a secluded spot to enjoy the sunshine, with the added benefit of brick-built stores at the far end. There is also the convenience of a gated side access, leading from the front of the property. The front of the cottage is equally attractive, with a small fore garden and street parking readily available.



Dining Room



Bedroom



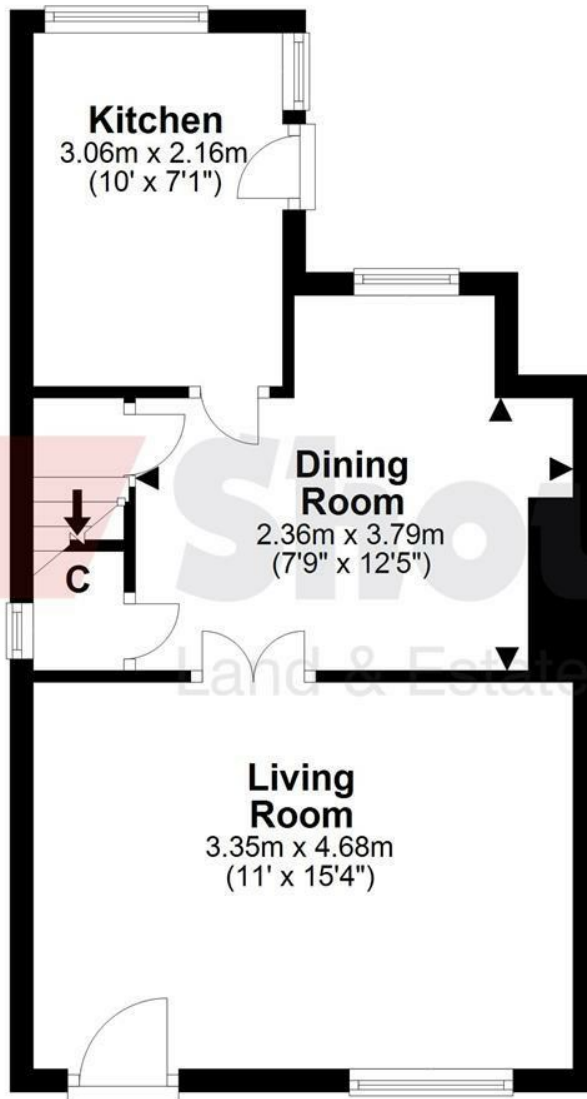
Bedroom



Bathroom

Ground Floor

Approx. 34.8 sq. metres (374.7 sq. feet)

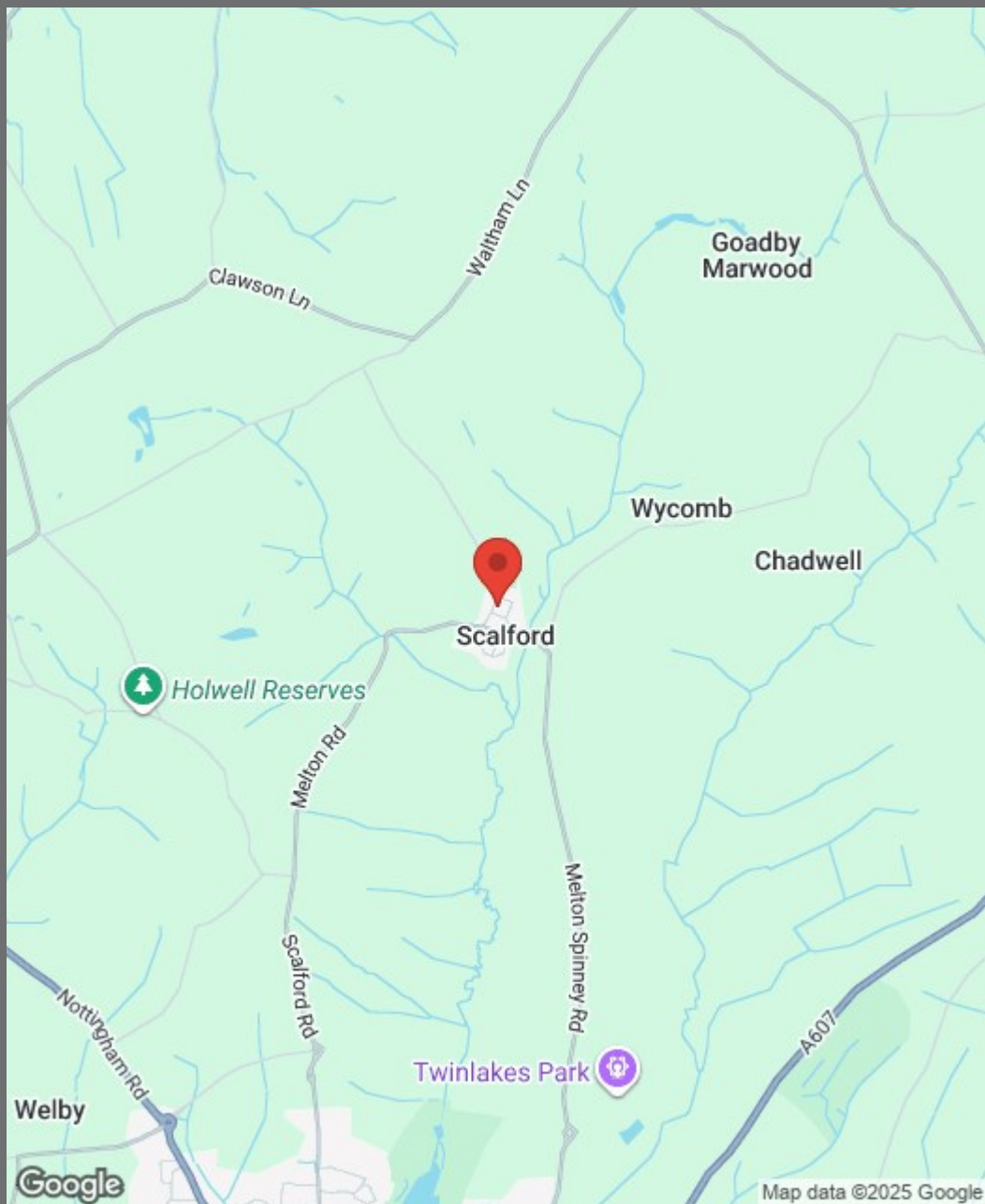


First Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



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



- Charming end-of-terrace cottage with No Chain Sale
- Sought-after village location
- Two reception rooms
- Cosy kitchen with stable door
- Two generously sized bedrooms
- Traditional multi-fuel stove
- Beautifully landscaped, private rear garden
- Gated side access
- Useful brick-built outdoor stores
- Perfect home for village life



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