



**231 Thorpe Road, Melton Mowbray,
Leicestershire, LE13 1SH**
£155,000

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

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Melton Mowbray
Leicestershire
LE13 1SH**

A fantastic opportunity to acquire this well presented TWO bedroom mid terrace residence located on a popular residential road in Melton Mowbray. The property benefits from uPVC double glazing and gas central heating, a rear garden and off street parking to the front. The property would make an ideal FTB or BTL investment and is located a 10 minute walk from the town centre.





An exceptional opportunity to acquire a charming and spacious two-bedroom terraced home, offered to the market with the benefit of no upward chain. This delightful property is perfectly positioned for those seeking the convenience of town living combined with a comfortable and homely feel. Located on Thorpe Road, it provides excellent access to local amenities, including the nearby Tesco superstore and Melton Mowbray town centre, making it ideal for first-time buyers, downsizers, or investors.

The ground floor welcomes you with a generously sized lounge, a bright and inviting space perfect for relaxing or entertaining guests. The heart of the home is the open-plan dining area, which flows seamlessly into the well-equipped kitchen, creating a wonderfully social space. The kitchen features ample storage and workspace, with a window overlooking the private rear garden. To the rear of the ground floor is a modern shower room with a walk-in shower cubicle, a feature that adds both convenience and value to the home. Ascending to the first floor, you'll find two well-proportioned bedrooms, both offering a peaceful retreat. The main bedroom includes a large built-in wardrobe, providing excellent storage, while the second bedroom is perfect for guests, a child's room, or a home office.

The property has been well-maintained and is ready to move into, providing a fantastic blank canvas for the new owner. Outside, the low-maintenance rear garden is a private courtyard, a perfect spot to enjoy a morning coffee or an evening drink in the summer months. Given its highly sought-after location and the rare benefit of a no-chain sale, this property is a must-see.

To arrange a viewing and discover all this superb property has to offer, please contact our team at Shouler & Son.



Dining Area



Bedroom



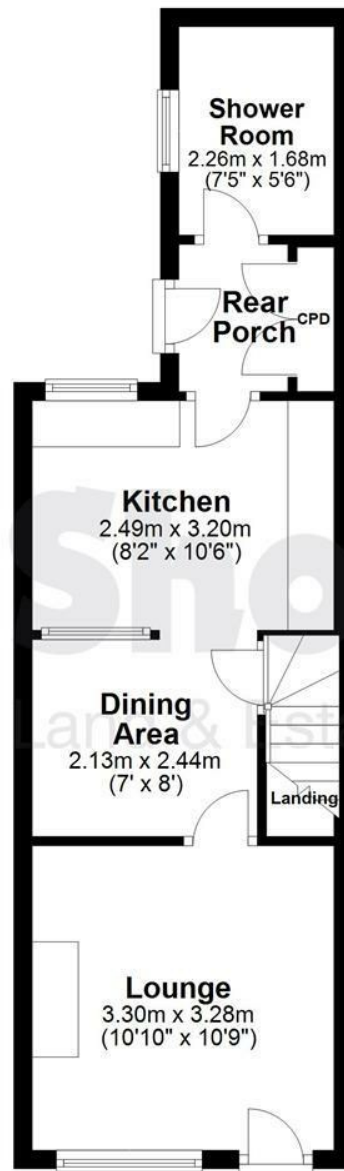
Bedroom



Shower Room

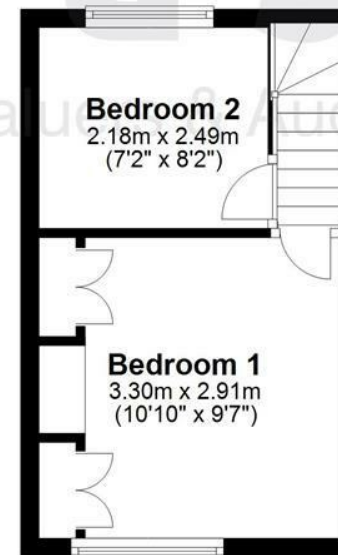
Ground Floor

Approx. 33.3 sq. metres (358.0 sq. feet)

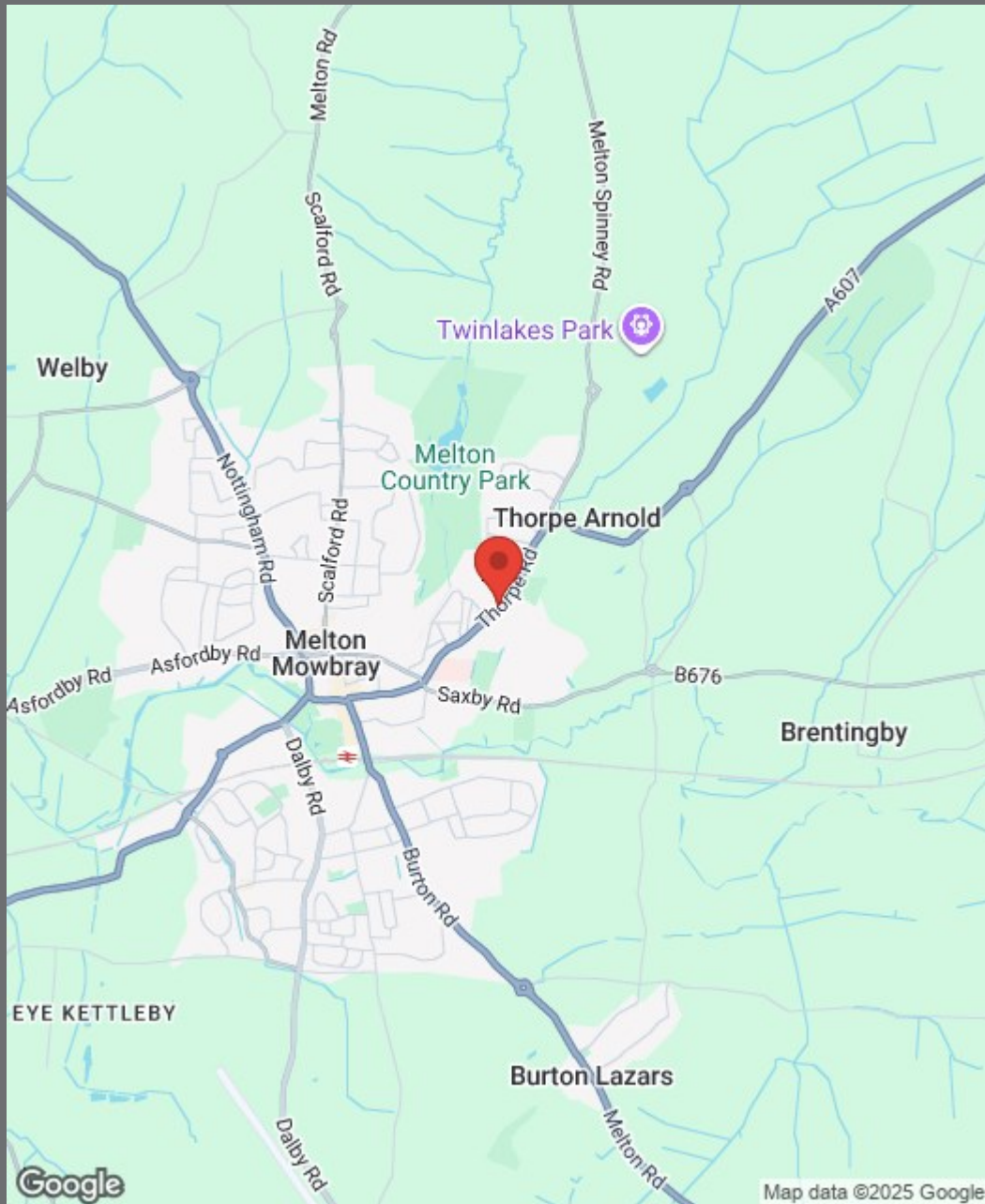


First Floor

Approx. 18.3 sq. metres (196.9 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.



Outside

- **Two Bedrooms** perfect for a couple, small family, or single professional
- **Prime Location:** Situated on Thorpe Road with easy access to Melton Mowbray town centre
- **Convenient Amenities**
- **Spacious Lounge**
- **Open-Plan Living dining area to kitchen**
- **Downstairs Shower Room** A highly practical and valuable addition to the ground floor
- **Ready to Move In** Neutrally decorated throughout, a perfect blank canvas
- **Private Courtyard Garden:** A low-maintenance outdoor space for relaxation
- **Ideal for Buyers and Investors** a versatile property in a high-demand area



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