



40 Horse Field View, Melton Mowbray, Leicestershire, LE13 0TF
£175,000



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DESCRIPTION

Modern end-terrace house with two off-road parking spaces occupying a good-size corner plot with south-facing garden set in a quiet residential area on the edge of town, overlooking paddocks to the rear.

The accommodation on offer briefly comprises:

GROUND FLOOR: Sitting Room, Kitchen/Diner;
FIRST FLOOR: two Bedroom, contemporary Bathroom.

GROUND FLOOR

Double-glazed entrance door leads to:

Sitting Room 4.52m x 3.86m (14'10" x 12'8")

Radiator, laminate flooring, built-in cupboard housing gas-fired combi boiler, coving to ceiling, stairs leading to first floor, window to front, bay window to side.

Kitchen/Diner 2.39m x 3.86m (7'10" x 12'8")

Range of modern fitted units incorporating granite-effect work surfaces, inset single drainer sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards and integrated appliances comprising Lamona electric oven and electric hob with extractor fan above.

There is space for upright fridge-freezer and two under-counter appliance spaces, one of them having plumbing for washing machine.

Metro tiled splashbacks, tiled floor, window and external part-glazed door to rear garden.

FIRST FLOOR

Landing

Loft access hatch leading to insulated roof void.

Bedroom One 3.58m x 2.92m (11'9" x 9'7")

Two built-in double wardrobes, radiator, window to front.

Bedroom Two 3.40m x 1.91m (11'2" x 6'3")

Radiator, window to rear.

Bathroom 2.54m x 1.88m (8'4" x 6'2")

Stylishly fitted in contemporary style and featuring panelled bath with deluge shower above, a further hand-held shower attachment and glass screen, concealed-cistern WC and rectangular hand basin with mixer tap set within vanity unit with cupboards beneath and adjoining storage cupboards.

Chrome heated towel rail, fully tiled splashbacks, laminate flooring, obscure window to rear.

OUTSIDE

Parking

The property includes two parking spaces within a purpose-built parking area at the rear of the property.

Garden

To the front and side of the property there is an area of hard-landscaped garden, and to the rear is a good-size, south-facing garden fully enclosed by timber fencing and featuring paved patio area, two areas of lawn and useful covered storage.

Garden Store 2.11m x 2.84m (6'11" x 9'4")

With double wooden doors to rear garden.

Store 2.11m x 2.59m (6'11" x 8'6")

Open-fronted Store adjoining the Garden Store.

TENURE

Freehold

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas Central Heating



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According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:

Indoor: EE, Vodafone - voice and data limited; O2 - voice limited, data - none; Three - none;

Outdoor: EE, Vodafone, O2, Three - voice and data likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

MELTON MOWBRAY

Melton Mowbray is a thriving market town in eastern Leicestershire. Within the centre there are all facilities including a good range of shops catering for most needs together with a produce market every Tuesday and Saturday.

In the town there are also a good range of schools catering for children of all ages and some good private schools close by in Oakham.

For commuters it is handily positioned with ease of access to Nottingham, Leicester, Oakham and

Grantham. In addition there is a British Rail station where there are frequent services to Leicester and the Midlands, and eastwards to Oakham, Stamford and Peterborough.

COUNCIL TAX

Band B

Melton Mowbray District Council. Telephone 01664 502502

FLOOD RISK

There is no flood risk for this property.

This home is not at risk of flooding from rivers and seas.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with

ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith



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and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

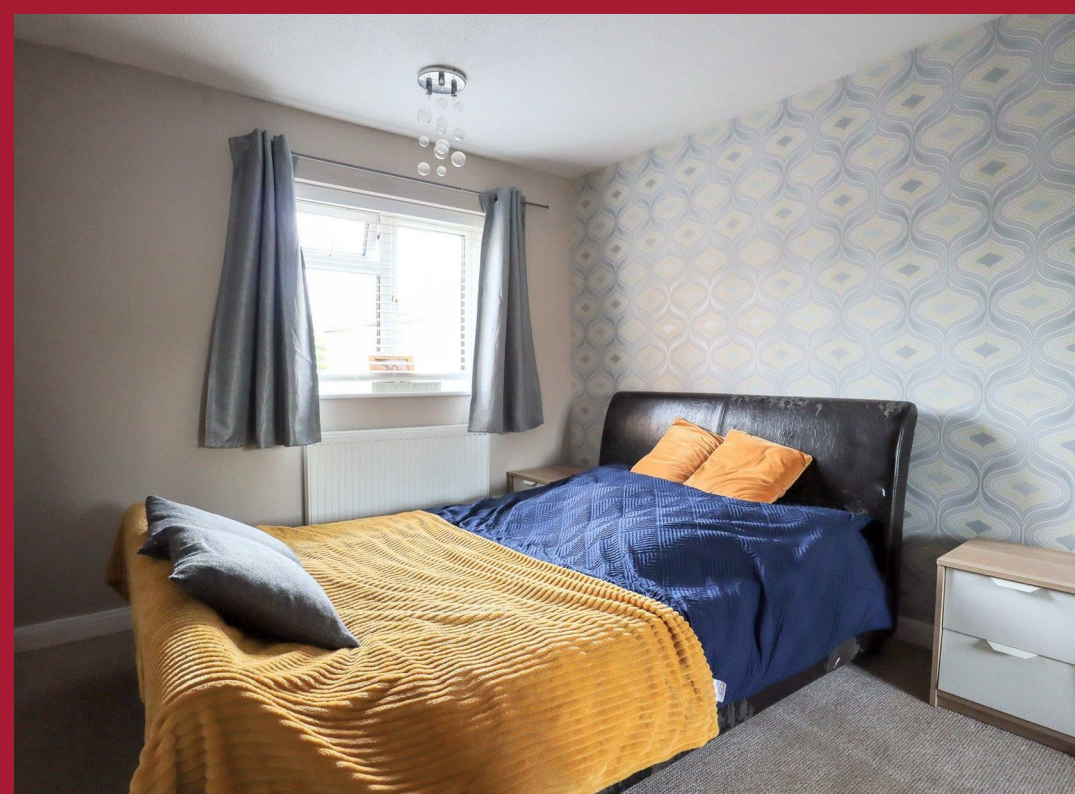
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an

offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

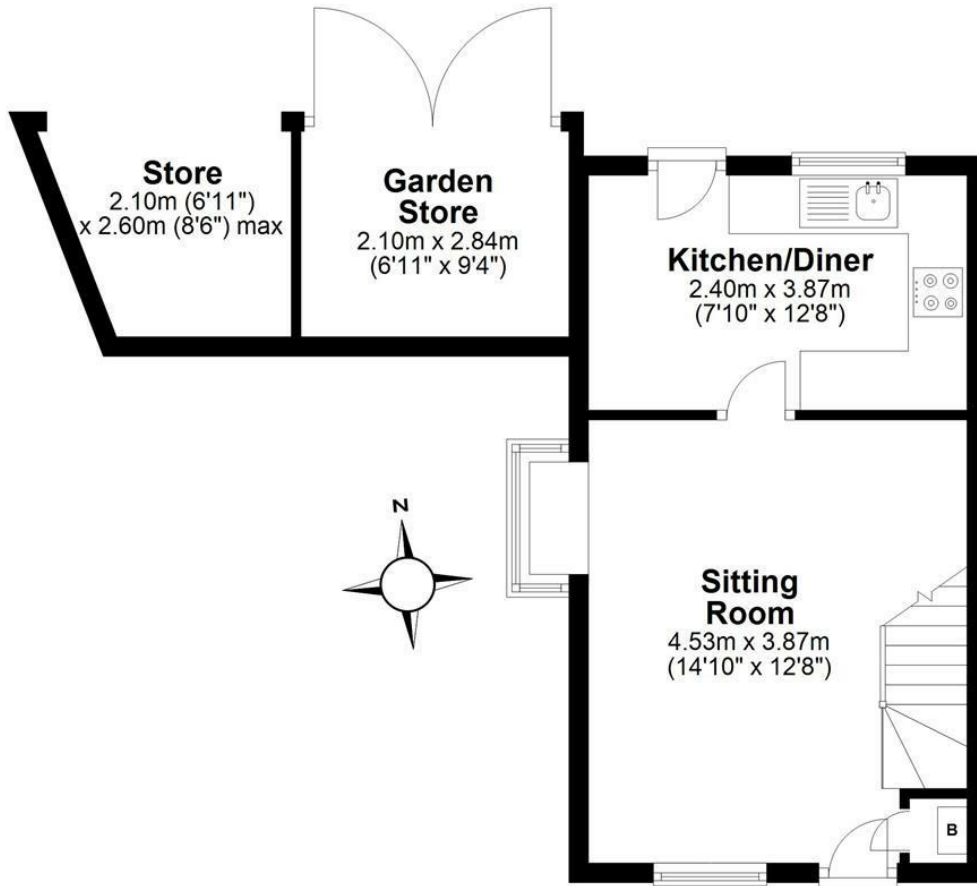






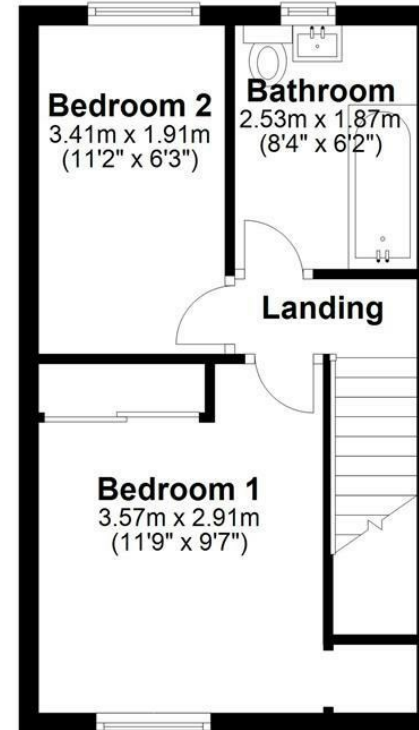
Ground Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.8 sq. feet)



Total area: approx. 65.9 sq. metres (709.2 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



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