



**58 Swallowdale Road, Melton Mowbray, Leicestershire, LE13 0AU**  
**Guide Price £170,000**



Chartered Surveyors & Estate Agents

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**58 Swallowdale Road, Melton Mowbray, Leicestershire, LE13 0AU**

**Tenure: Freehold**

**Council Tax Band: B (Melton Mowbray District Council)**



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## **DESCRIPTION**

Well-presented middle-terrace house situated in a popular residential area of Melton Mowbray, a stone's throw from a well-regarded primary school.

The accommodation features a refitted kitchen, benefits from gas-fired central heating system and double glazing throughout and briefly comprises:

GROUND FLOOR: Entrance Hall, WC, Lounge, contemporary Kitchen/Diner; FIRDST FLOOR: three good-size Bedrooms (2 doubles, 1 single), Bathroom.

OUTSIDE there is an area of open-plan lawned garden to the front, attached store and fully enclosed garden to the rear.

On-street parking.

The property is available with NO CHAIN.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hall**

UPVC double-glazed entrance door, radiator, built-in cloaks cupboard, further built-in storage cupboard, laminate flooring, stairs leading to first floor, understairs area.

#### **WC**

Fitted low-level WC, laminate flooring, high-level window to front.

#### **Lounge 3.66m x 3.48m (12'0" x 11'5")**

Radiator, laminate flooring, window to front.

#### **Open-plan Kitchen/Diner 3.48m x 5.36m max (11'5" x 17'7" max)**

Refitted with range of modern units incorporating work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. There is space for slot-in cooker with extractor above and under-counter space for dishwasher.

Built-in storage cupboard, radiator, two windows and part-glazed external door to rear garden.

### **FIRST FLOOR**

#### **Landing**

Built-in airing cupboard housing hot water cylinder and pine slatted shelving, loft access hatch.

#### **Bedroom One 4.45m x 3.56m max (14'7" x 11'8" max )**

Radiator, window to front.

#### **Bedroom Two 3.05m x 3.28m max (11'5" x 10'9" max)**

Radiator, window to rear.

#### **Bedroom Three 2.79m x 2.64m (9'2" x 8'8")**

Built-in cupboard, radiator, window to front.

#### **Bathroom 1.75m x 2.03m (5'9" x 6'8")**

White suite of low-level WC, pedestal hand basin and panelled bath with Mira power shower above and concertina shower screen. Radiator, obscure window to rear.

### **OUTSIDE**

#### **Front Gardern**

To the front of the property is an area of lawn with adjoining pathway leading to the front door.

#### **Rear Garden**

The fully enclosed rear garden would benefit from further cultivation. The garden includes a paved patio area, lawn and hand gate providing external access to the rear of the property.

#### **Attached Brick Store**

Situated to the rear of the property and housing wall-mounted Baxi gas-fired boiler.

### **SERVICES**

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

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

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

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 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

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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.

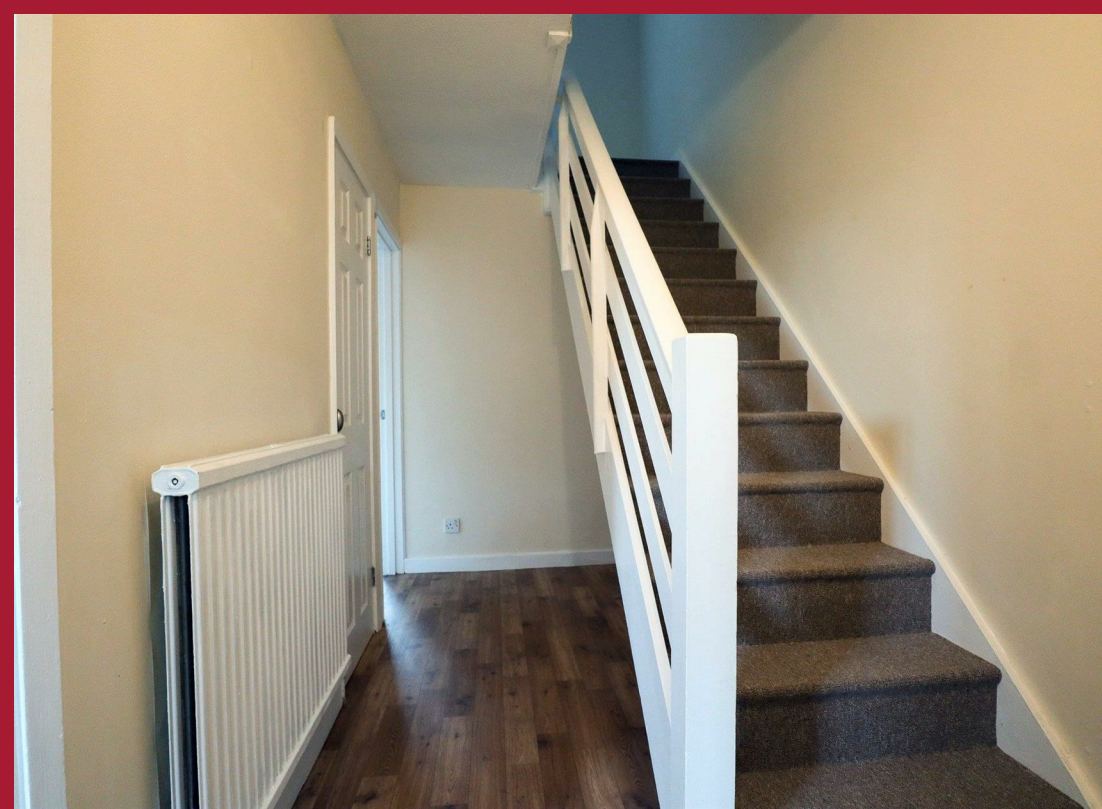
Money Laundering Regulations 2003

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.

















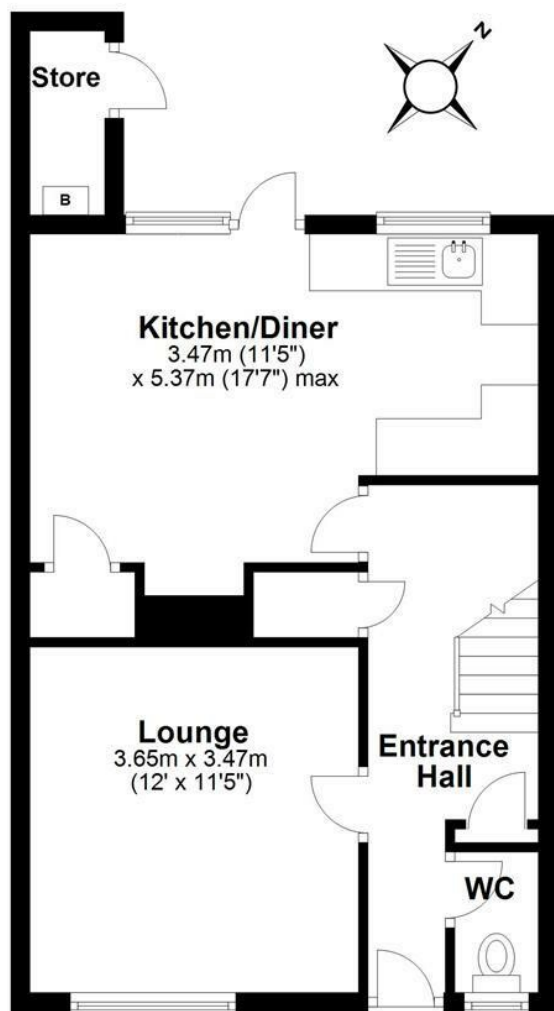




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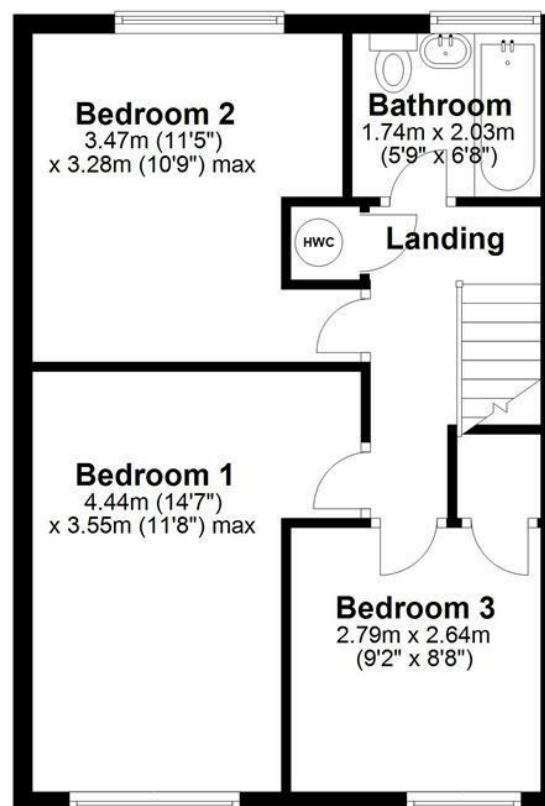
## Ground Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



## First Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



Total area: approx. 88.2 sq. metres (949.3 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
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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