



LISTER CLOSE, MELTON MOWBRAY

Asking Price Of £180,000

Two Bedrooms

Freehold



MID-TERRACE HOUSE

GREAT FIRST TIME BUY

GOOD SIZED GARDEN

CLOSE TO THE MELTON COUNTRY PARK

CHAIN FREE

TWO ALLOCATED PARKING SPACES

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Offered with no onward chain this two-bedroom mid-terraced house offers a great opportunity to first time buyers. Ideally situated within walking distance of the Melton Country park, local schools and the town centre.

The accommodation on offer comprises entrance hall, kitchen, cloakroom and lounge diner to the ground floor. Two double bedrooms and a family bathroom to the second floor. Outside the property benefits from two allocated off road parking spaces and an enclosed rear garden.



ENTRANCE HALL Having a fitted door mat, radiator, coats storage cupboard, laminate wood flooring and doors off to:

CLOAKROOM 2' 9" x 5' 6" (0.86m x 1.68m) Comprising of a low flush WC and a pedestal wash hand basin, obscure glazed window, radiator and tiled flooring.

KITCHEN 6' 5" x 8' 1" (1.97m x 2.47m) Fitted with a contemporary range of wall, base and drawer units, complemented by generous return work surfaces incorporating a stainless-steel sink and drainer. There is space and plumbing for a washing machine, space for a fridge freezer, and an integrated electric oven with gas hob and extractor hood over. A window to the front elevation provides natural light, while a wall-mounted Potterton boiler and tiled flooring complete this practical and well-appointed kitchen.

LOUNGE/DINER 15' 0" x 12' 11" (4.58m x 3.96m) A well-proportioned living room enjoying French doors that open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces. A staircase rises to the first floor, while two radiators ensure comfort throughout the seasons. Finished with practical laminate wood flooring, the room offers an ideal setting for both relaxing and entertaining.

LANDING Taking the stairs to the first-floor landing with doors off to:

BEDROOM ONE 8' 3" x 13' 0" (2.52m x 3.98m) A generously sized double bedroom enjoying a rear-facing window overlooking the garden. The room benefits from a radiator, a useful built-in storage cupboard and carpet flooring

BATHROOM 6' 3" x 6' 4" (1.93m x 1.95m) Comprising a panel bath with shower over and glazed shower screen, low-flush WC, pedestal wash hand basin and heated towel rail. Finished with tiled walls, an extractor fan and practical vinyl flooring, creating a well-appointed and easy-to-maintain bathroom suite.

BEDROOM TWO 8' 1" x 12' 8" (2.47m x 3.88m) A generously proportioned double bedroom enjoying a front-facing window that fills the room with natural light. The room also benefits from a radiator and carpet flooring.

ALLOCATED PARKING There are two allocated parking spaces to the front of the property.

REAR GARDEN Having a patio area adjacent to the house, formal lawn with a paved pathway leading to the garden shed. Wood panel fencing secures the boundary.

AGENTS NOTE TENURE Freehold. Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

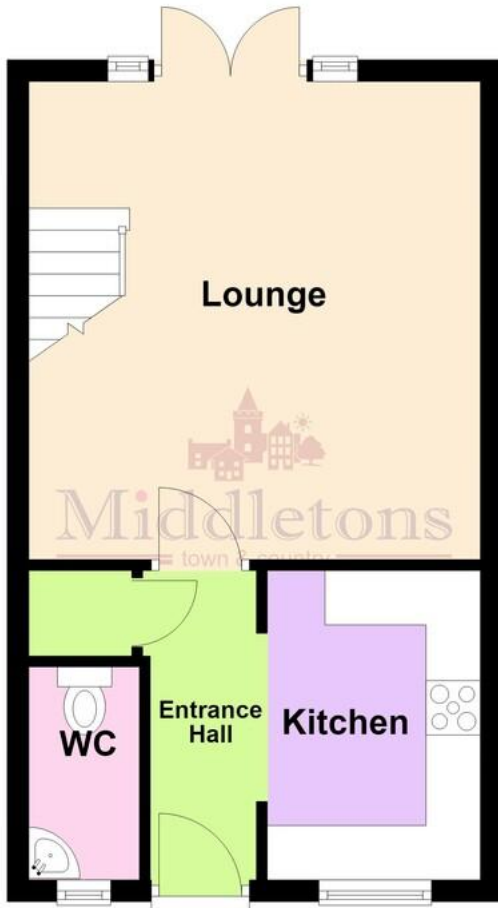
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Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.