



SWAN CLOSE, MELTON MOWBRAY

Asking Price Of £180,000

Three Bedrooms

Freehold



END-TERRACE HOUSE

GREAT FIRST TIME BUY

SOUTH FACING GARDEN

CLOSE TO LOCAL AMENITIES

CHAIN FREE

OFF ROAD PARKING

LOCAL SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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A fantastic first time buy or investment opportunity. Offered with no onward chain this three bedroom end of terrace house is situated on to the south side of Melton Mowbray, within close proximity to local amenities, schools and the town centre.

The accommodation on offer comprises; entrance hall, cloakroom, kitchen diner, lounge and conservatory to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a south facing rear garden.

ENTRANCE HALL Having stairs rising to the first floor, radiator, laminate wood flooring and doors off to;

CLOAKROOM 2' 9" x 5' 2" (0.85m x 1.58m) Comprising of a low flush WC. Obscure glazed window for privacy and vinyl flooring.

KITCHEN/DINER 16' 2" x 8' 2" (4.94m x 2.5m max) Fitted with a generous range of wall, base and drawer units topped with work surfaces, one and a half bowl stainless steel sink and drainer unit, space and plumbing for a washing machine. Integrated electric oven and gas hob with extractor hood over. Front facing window, radiator to the dining area and tiled flooring throughout.

LOUNGE 10' 7" x 17' 7" (3.25m x 5.38m) A nicely proportioned reception room having a window and French doors opening into the conservatory allowing plenty of natural light. Radiator, TV aerial point and laminate wood flooring complete the space.

CONSERVATORY 12' 0" x 9' 6" (3.68m x 2.9m) A great space to enjoy the garden through the seasons with French doors opening onto the patio. Comfort is ensured with a radiator and ceiling fan, while practical touches include a TV aerial point, electric sockets and fitted lighting. Finished with laminate wood flooring,

LANDING Taking the stairs to the first floor landing having to built-in storage cupboards and doors off to;

BATHROOM 6' 7" x 6' 1" (2.03m x 1.86m) Comprising of a panel bath with shower over and complemented with a glazed shower screen, vanity unit wash hand basin, dual flush WC and a heated towel rail. Obscure glazed window for privacy, tiled splash areas and vinyl flooring.

BEDROOM ONE 8' 8" x 12' 7" (2.65m x 3.85m) Having a front facing window, radiator, built-in wardrobes and carpet flooring.

BEDROOM TWO 8' 7" x 13' 8" (2.63m x 4.18m) Having a rear facing window, radiator and carpet flooring.

BEDROOM THREE 9' 9" x 8' 9" (2.99m x 2.68m) Having a front facing window and carpet flooring.

FRONT ASPECT Having generous paved and gravel parking, courtesy lighting to the front door and a handy garden tap.

REAR GARDEN This south-facing garden features a formal lawn edged with white stone borders and a useful garden shed. A patio sits adjacent to the conservatory and continues along the side of the property, where gated access leads to a practical lean-to, ideal for storing garden tools and bikes.

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.

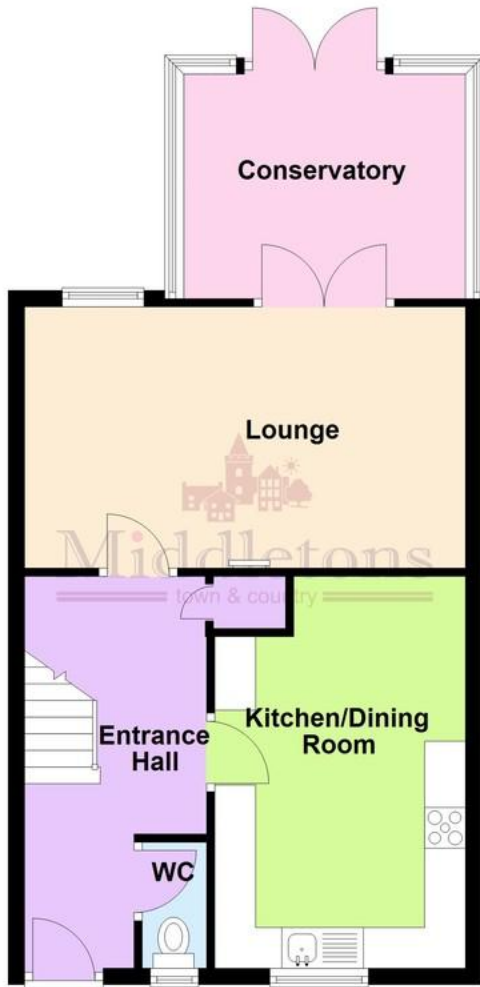
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Ground Floor



First Floor



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	74	
(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	

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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 and 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.