



LISTER CLOSE, MELTON MOWBRAY

Asking Price Of £179,950

Two Bedrooms

Freehold



MID-TERRACE HOUSE

DOWNSTAIRS WC

LOW MAINTENANCE GARDEN

CLOSE TO LOCAL AMENITIES

ALLOCATED PARKING SPACE

TWO DOUBLE BEDROOMS

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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A great opportunity to get on the housing ladder, this nicely presented two double bedroom mid-terraced house. Situated to the north side of Melton Mowbray within close proximity to local schools, amenities and the Melton country park.

The accommodation on offer comprises a breakfast kitchen, utility/WC and a lounge to the ground floor. Two double bedrooms and a family bathroom to the first floor. Outside the property benefits from a low maintenance front garden, enclosed rear garden and an allocated parking space to the rear.



PROPERTY DESCRIPTION A great opportunity to get on the housing ladder, this nicely presented two double bedroom mid-terraced house. Situated to the north side of Melton Mowbray within close proximity to local schools, amenities and the Melton country park. The accommodation on offer comprises a breakfast kitchen, utility/WC and a lounge to the ground floor. Two double bedrooms and a family bathroom to the first floor. Outside the property benefits from a low maintenance front garden, enclosed rear garden and an allocated parking space to the rear.

KITCHEN/BREAKFAST ROOM 9' 8" x 8' 8" (2.95m x 2.65m) Part glazed door into the kitchen which has ample room for a breakfast table. Fitted with modern wall, base and drawer units topped with work surfaces, circular sink, Whirlpool electric oven and hob with extractor over. Window to the front aspect, radiator, vinyl flooring, door to the utility/WC and sliding doors to the lounge.

UTILITY/WC 3' 1" x 7' 4" (0.96m x 2.25m) Having plumbing for a washing machine beneath a fixed work surface, wash hand basin and a low flush WC. Obscure glazed window for privacy, radiator and vinyl flooring.

LOUNGE 15' 0" x 12' 2" (4.58m x 3.72m) Featuring French doors opening onto the rear garden allowing plenty of natural light to flood the room. Stairs rise to the first floor, two double radiators, TV aerial point and carpet flooring.

LANDING Having a built-in airing cupboard housing the boiler and doors off to:

BEDROOM ONE 11' 6" x 10' 9" (3.52m x 3.3m) Having a rear facing window, radiator and carpet flooring.

BATHROOM 5' 8" x 6' 3" (1.73m x 1.93m) Comprising a panel bath with shower over, dual flush WC and a pedestal wash hand basin. Electric shaver point, radiator, extractor fan.

BEDROOM TWO 8' 6" x 9' 10" (2.6m x 3.0m) Having a front facing window fitted with a blind, radiator, TV aerial point and carpet flooring.

FRONT GARDEN Landscaped for easy maintenance featuring slate beds planted with shrubs and a paved pathway to the front door with courtesy lighting.

REAR GARDEN Having a paved patio area adjacent to the house with a garden tap, leading onto a formal lawn framed by established flowers and a colourful shrub bed that adds texture throughout the seasons. A paved pathway extends to the rear gate, providing convenient access to the rear parking.

ALLOCATED PARKING There is an allocated parking space to the rear of the property.

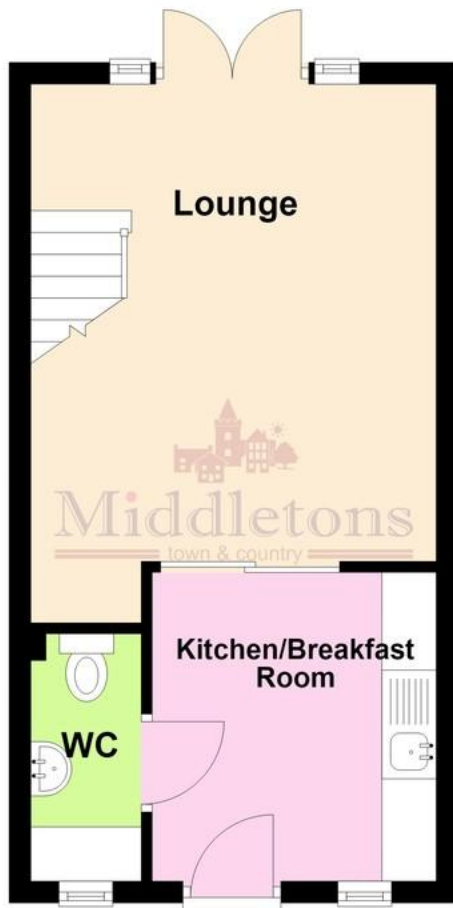
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Ground Floor



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		93
(81-91) B		
(69-80) C	75	
(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	
WWW.EPC4U.COM		

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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 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.