



BELVOIR STREET, MELTON MOWBRAY

Asking Price Of £170,000

Three Bedrooms

Freehold



MID-TERRACE HOUSE

GREAT FIRST TIME BUY

GOOD SIZED GARDEN

CLOSE TO LOCAL AMENITIES

THREE BEDROOMS

INVESTMENT OPPORTUNITY

LOCAL SCHOOLS NEARBY

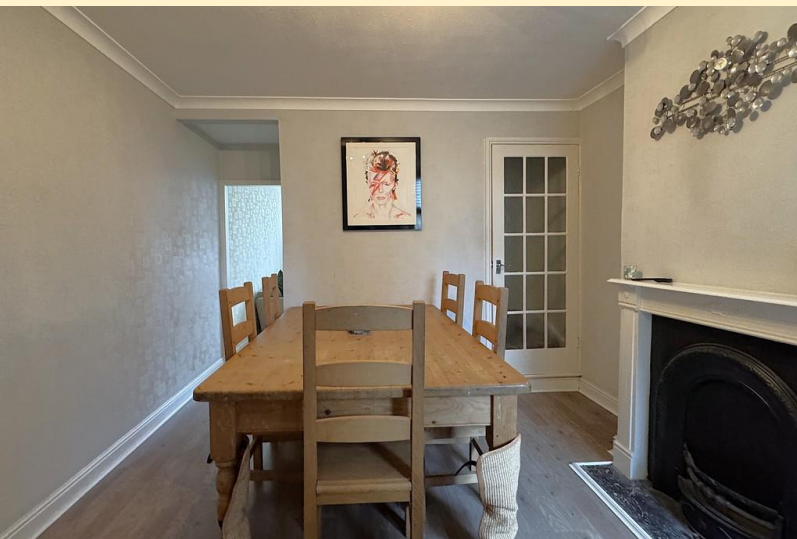
NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND A

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A great first time buy or investment opportunity, three-bedroom mid-terrace house situated to the north side of Melton Mowbray, set within a popular residential area, it offers excellent access to Brownlow Primary School, Melton Country Park, and is just a short walk from the town centre. et within a popular residential area, it offers excellent access to Brownlow Primary School, Melton Country Park, and is just a short walk from the town centre.



The accommodation on offer comprises; Lounge, dining room and kitchen to the ground floor. Three bedrooms and a family bathroom to the second floor. The property also benefits from a good sized rear garden.

LOUNGE 11' 1" x 11' 5" (3.39m x 3.48m) Front door into the lounge having a window to the front with fitted blind, radiator, TV aerial point, feature fireplace with a gas fire, fitted unit and shelving to the alcoves and carpet flooring.

DINING ROOM 11' 1" x 12' 3" (3.4m x 3.75m) Having a door to the stairs rising to the first floor, under stairs storage cupboard, a rear facing window with fitted blind, two radiators, original open-fireplace, fitted shelving to the alcove, laminate wood floor and a door through to the kitchen.

KITCHEN 11' 9" x 6' 9" (3.59m x 2.06m) Newly fitted in 2024 with a generous range of modern wall, base and drawer units topped with return work surfaces, sink and drainer unit with mixer tap over, space and plumbing for a dishwasher. Integrated electric oven and gas hob with extractor hood over. Window and external door to the garden, tiled splash backs and laminate wood flooring.

LANDING Taking the stairs from the dining room to the first floor having a loft hatch, radiator and doors of to;

BEDROOM ONE 11' 9" x 11' 3" (3.59m x 3.43m) Having a rear facing window fitted with a blind, radiator and carpet flooring.

BEDROOM TWO 7' 2" x 11' 5" (2.2m x 3.5m) Having a front facing window fitted with a blind, radiator, built-in storage cupboard and carpet flooring.

BEDROOM THREE/DRESSING ROOM 8' 10" x 6' 11" (2.7m x 2.13m) Having a front facing window fitted with a blind, radiator and carpet flooring.

BATHROOM 6' 9" x 11' 9" (2.08m x 3.6m) Comprising of a panel bath with shower over complemented with a glazed screen, pedestal wash hand basin and a low flush WC. Obscure glazed window for privacy with a fitted blind, radiator, large airing cupboard, tiled walls and vinyl flooring.

REAR GARDEN South-west facing garden having hard landscaping adjacent to the house with garden tap, brick out-building for storage, Mitsubishi R32 heat source heat pump, formal lawn with a pathway leading to the garden shed and a paved patio area.

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		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		