



7 Doctors Lane, Melton Mowbray
£160,000

 **NEWTON FALLOWELL**

7 Doctors Lane

Melton Mowbray

Offered to the market with no upward chain, this well-proportioned two bedroom end terrace property presents an ideal opportunity for first time buyers or investors alike. Occupying a generous plot within a well-established residential area, the property is conveniently situated close to a range of local amenities including Brownlow Primary School and Melton Country Park. The accommodation briefly comprises an entrance hall, spacious open plan living and dining room with walk-in bay window and feature fireplace, useful cellar with power and heating, and a fitted galley-style kitchen with breakfast bar and access to the rear garden.

To the first floor are two good sized bedrooms and a family bathroom fitted with a white three-piece suite. Bedroom One benefits from built-in storage and loft access, whilst Bedroom Two overlooks the rear garden and houses the central heating boiler within an airing cupboard. The property offers well-balanced accommodation throughout with plenty of natural light and excellent storage options.

Externally, the property enjoys a block paved driveway providing off-road parking and leading to a detached garage with power and lighting. Gated side access leads to a low maintenance West facing rear garden, predominantly paved and benefiting from outside tap, courtesy lighting and garden shed, making it an ideal outdoor space to enjoy with minimal upkeep required.





Entrance Hall

Living Area

11' 7" x 9' 2" (3.53m x 2.79m)

Dining Area

9' 8" x 14' 6" (2.95m x 4.42m)

Kitchen

14' 3" x 6' 6" (4.34m x 1.98m)

Cellar

9' 5" x 11' 9" (2.87m x 3.58m)

First Floor Landing

Bedroom One

9' 0" x 11' 7" (2.74m x 3.53m)

Bedroom Two

9' 4" x 7' 4" (2.85m x 2.24m)

Bathroom

Detached Garage

15' 0" x 9' 2" (4.57m x 2.79m)



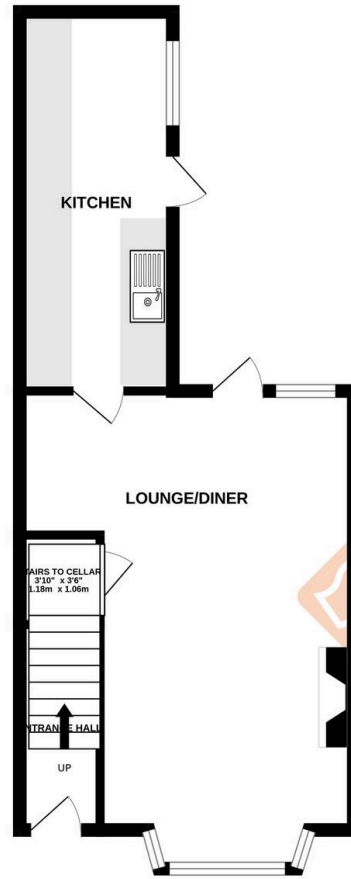
Council Tax band: A

Tenure: Freehold

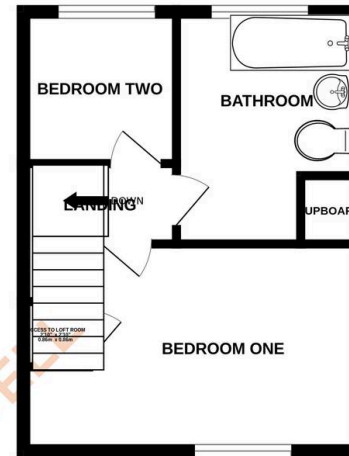
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Melton Mowbray

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