



THORPE ROAD, MELTON MOWBRAY

Asking Price Of £150,000

Two Bedrooms

Freehold



MID-TERRACE HOUSE

GREAT FIRST TIME BUY

LOW MAINTENANCE GARDEN

GOOD COMMUTER LINKS

CHAIN FREE

TWO DOUBLE BEDROOMS

LOCAL AMENITIES NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND A

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Offered with no onward chain this beautifully presented two-bedroom end-of-terrace home enjoys a sought-after position to the north of Melton Mowbray. Residents can stroll to Melton Country Park, the Tesco superstore, and the vibrant town centre, while excellent commuter links provide easy access to Grantham, the A1, and the A52.

The accommodation on offer comprises; lounge, kitchen diner, utility room and bathroom to the ground floor and two double bedrooms to the first floor. Outside the property benefits from a hard landscaped rear garden.



LOUNGE 10' 5" x 10' 10" (3.20m x 3.31m) Stepping straight in from the pavement, you enter a welcoming lounge through a solid wood door. A window frames the front aspect fitted with a blind, while an open fire set within a charming feature fireplace creates an instant focal point. Exposed ceiling beams add character, radiator, TV aerial point and a discreet cupboard houses the utility meters. Dimmer switches for the wall lights and a wood door through to the kitchen diner.

KITCHEN/DINER 9' 11" x 10' 10" (3.03m x 3.32m) Fitted with a range of wall, base and drawer units topped with work surfaces, breakfast bar, integrated electric oven and hob. Exposed ceiling beams add character, window to the side aspect with fitted roller blind, two radiators, stairs rising to the first floor, LED lighting and wood effect tiled flooring continuing through to the utility area.

UTILITY ROOM 9' 1" x 4' 10" (2.78m x 1.48m) Fitted with a base unit topped with a work surface and inset with a stainless steel sink and drainer, space and plumbing for a washing machine. Two dual aspect windows fitted with roller blinds, allowing plenty of natural light and an external stable door to the garden.

SHOWER ROOM 7' 9" x 4' 11" (2.37m x 1.5m) Comprising of a double shower cubicle with a Mira shower, low flush WC, heated towel rail and a vanity unit wash hand basin. Obscure glazed window with a fitted blind, part tiled and part mermaid boarding to the walls and a tiled floor.

LANDING Taking the stairs to the first floor with wood doors off to;

BEDROOM ONE 10' 11" x 10' 5" (3.34m x 3.2m) Having a front facing window with a fitted blind, radiator, wall lights, exposed ceiling beam, fitted shelving and carpet flooring.

BEDROOM TWO 9' 6" x 7' 11" (2.92m x 2.43m) Having a rear facing window with fitted blind, radiator, over stairs storage cupboard, loft hatch with pull down ladder to the attic space and carpet flooring.

REAR GARDEN Hard landscaped for easy maintenance with gravel and paving, decked seating area with pergola and a garden shed. Gated access to the side with courtesy lighting. The neighbouring properties have a right of way for getting access to the front with wheelie bins.

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		87 B
69-80	C		
55-68	D		
39-54	E	41 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 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.