

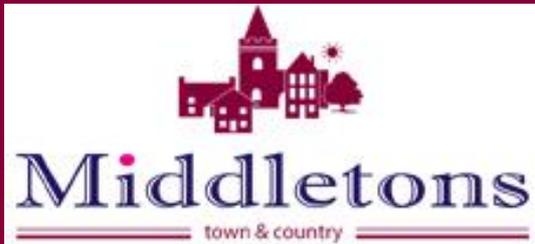


## **COPLEY CLOSE, MELTON MOWBRAY**

**Asking Price Of £265,000**

**Four Bedrooms**

**Freehold**



**25 AND 25A COPLEY CLOSE**

**ONE BED DUPLEX APARTMENT**

**OFF ROAD PARKING**

**CLOSE TO LOCAL AMENITIES**

**THREE BEDROOMED HOUSE**

**GREAT INVESTMENT**

**MULTI-GENERATION LIVING**

**LOCAL SCHOOLS NEARBY**

**COUNCIL TAX BAND C**

**01664 566258**

**info@middletons.uk.com**





A rare opportunity to purchase this three bedroom house and attached one bedroom self-contained duplex apartment, creating a great opportunity for investment or multi-generational living. Situated within close proximity to the country park, primary school, plus lots of amenities in the town centre.

The main house accommodation comprises of an entrance hall, cloakroom, lounge and dining kitchen to the ground floor. Three bedrooms and a family bathroom to the first floor. The apartment comprises of an entrance hall, kitchen, lounge area and rear lobby to the ground floor with a generous double bedroom, dressing area and bathroom to the first floor. Both properties benefits from off road parking and a low maintenance rear garden.

## 25 COPLEY CLOSE

**PORCH** Part glazed door into the porch having a window to the side, tiled flooring and a part glazed wood door through to the entrance hall.

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

**CLOAKROOM** 4' 9" x 4' 9" (1.46m x 1.47m) Having an obscure glazed window for privacy, vanity unit wash hand basin and close coupled WC, radiator and tiled flooring.

**LOUNGE/DINER** 10' 8" x 21' 7" (3.26m x 6.58m) Nicely proportioned dual aspect room having a front facing window and patio doors to the garden allowing plenty of natural light to flood the room. Feature fireplace with electric fire, radiator and laminate wood flooring.

**KITCHEN** 9' 4" x 10' 2" (2.85m x 3.12m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer with tiled splash backs. Integrated dishwasher, two wine coolers and a range style cooker with a five ring gas hob and an extractor hood over. Built-in pantry with fitted shelving, concealed Logik central heating boiler, LED lighting, window overlooking the rear garden and tiled flooring. Door through to the utility room.

**UTILITY ROOM** 8' 5" x 11' 5" (2.59m x 3.48m) Spacious utility room which could lend itself to other uses, fitted with a range of wall and base units topped with work surfaces, space and plumbing for a washing machine, LED lighting, tiled flooring, obscure glazed window and an external door to the rear garden.

**LANDING** Taking the stairs to the first floor having doors off to;

**BEDROOM ONE** 11' 4" x 13' 2" (3.46m x 4.03m) A generous double having a front facing window with fitted blinds, radiator, fitted wardrobes, LED lighting and carpet flooring.

**BEDROOM TWO** 9' 10" x 13' 1" (3.0m x 4.0m) Another double room having a rear facing window with fitted blind, radiator, built-in wardrobe, LED lighting and carpet flooring.

**BEDROOM THREE** 8' 2" x 7' 2" (2.51m x 2.19m) Having a front facing window with fitted blinds, radiator, built-in wardrobe, LED lighting and carpet flooring.

**BATHROOM** 7' 1" x 6' 3" (2.18m x 1.93m) Comprising of a panel bath with shower over complimented with a glazed shower screen, heated towel rail, vanity unit wash hand basin and a close coupled, dual flush WC. Obscure glazed window for privacy, mirrored wall cabinet, tiled walls and flooring.

## 25A COPLEY CLOSE

**ENTRANCE HALL** Door into the entrance hall having stairs rising to the first floor and a door through to the kitchen/lounge area.

**KITCHEN/LOUNGE** The kitchen is fitted with a range of wall, base and drawer units topped with work surfaces, one and a half bowl sink and drainer unit, space and plumbing for a washing machine, integrated electric oven and hob with extractor over. Front facing window with fitted blind, cupboard housing the electric meters for both properties, LED lighting and laminate wood flooring which continues to the lounge area which has a TV aerial point and an opening through to the rear lobby.

**REAR LOBBY** Having a generous under stairs storage cupboard, tiled flooring, LED lighting and an external door to the garden.

**BEDROOM** A generous double room having a front facing window and a further side facing window both fitted with blinds, radiator, fitted wardrobes, airing cupboard housing the central heating boiler, loft hatch, carpet flooring and a door through to the dressing room.

**DRESSING AREA** Having a rear facing window with fitted blind, fitted wardrobes and shelving, tiled flooring and a door through to the bathroom.

**BATHROOM** Comprising of a panel bath with shower over complimented with a glazed shower screen, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window for privacy, part tiled walls and tiled flooring.

**FRONT ASPECT** Having a Tarmac drive providing ample off road parking, gravel bed with mature shrubbery and courtesy lighting to the front doors.

**REAR GARDEN** Hard landscaped for easy maintenance with wood decking and paving slabs, garden tap and wood panel fencing securing the boundary.

**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+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.