



20 Lancers Drive, Melton Mowbray

Part Buy, Part Rent £85,000

 **NEWTON FALLOWELL**

## 20 Lancers Drive

Melton Mowbray

This two bedroom mid-terrace house is for sale on a 50% shared ownership basis and offers a rare opportunity for the first time buyer. Situated on the North side of Melton Mowbray in a quiet cul-de-sac, the accommodation comprises in brief, entrance hall, cloakroom WC, living/dining room and fitted kitchen. On the first floor are two good sized bedrooms and a bathroom. Outside to the front is allocated parking for two cars and an enclosed rear garden. Accessed via the front door with a storm porch into the entrance hall with a door off to a cloakroom WC having a two piece suite comprising a low flush WC and wash hand basin and stairs rising to the first floor. A good sized living/dining room with sliding patio doors leading to the rear garden, TV point and an under-stair storage cupboard. The kitchen is fitted with a range of wall and base units, sink and drainer, integrated oven and gas hob, space and plumbing for a washing machine and fridge freezer and a window to the front aspect. Stairs rising to the first floor landing with doors off to two good sized bedrooms and a family bathroom having a three piece white suite comprising a low flush WC, wash hand basin and bath with an overhead shower and tiled splashbacks. There is allocated parking at the front of the property for two cars and an enclosed rear garden with the majority laid to lawn, garden shed, timber panel fencing to the boundaries and gated access at the rear.

Ground Rent £363.26

Service Charge £21.07

125 years Lease - 102 years remaining

Council Tax band: A

Tenure: Leasehold





Entrance Hall

Cloakroom WC

**Living/Dining Room**  
13' 9" x 13' 9" (4.20m x 4.20m)

**Kitchen**  
8' 6" x 6' 7" (2.60m x 2.00m)

**Bedroom One**  
13' 1" x 11' 6" (4.00m x 3.50m)

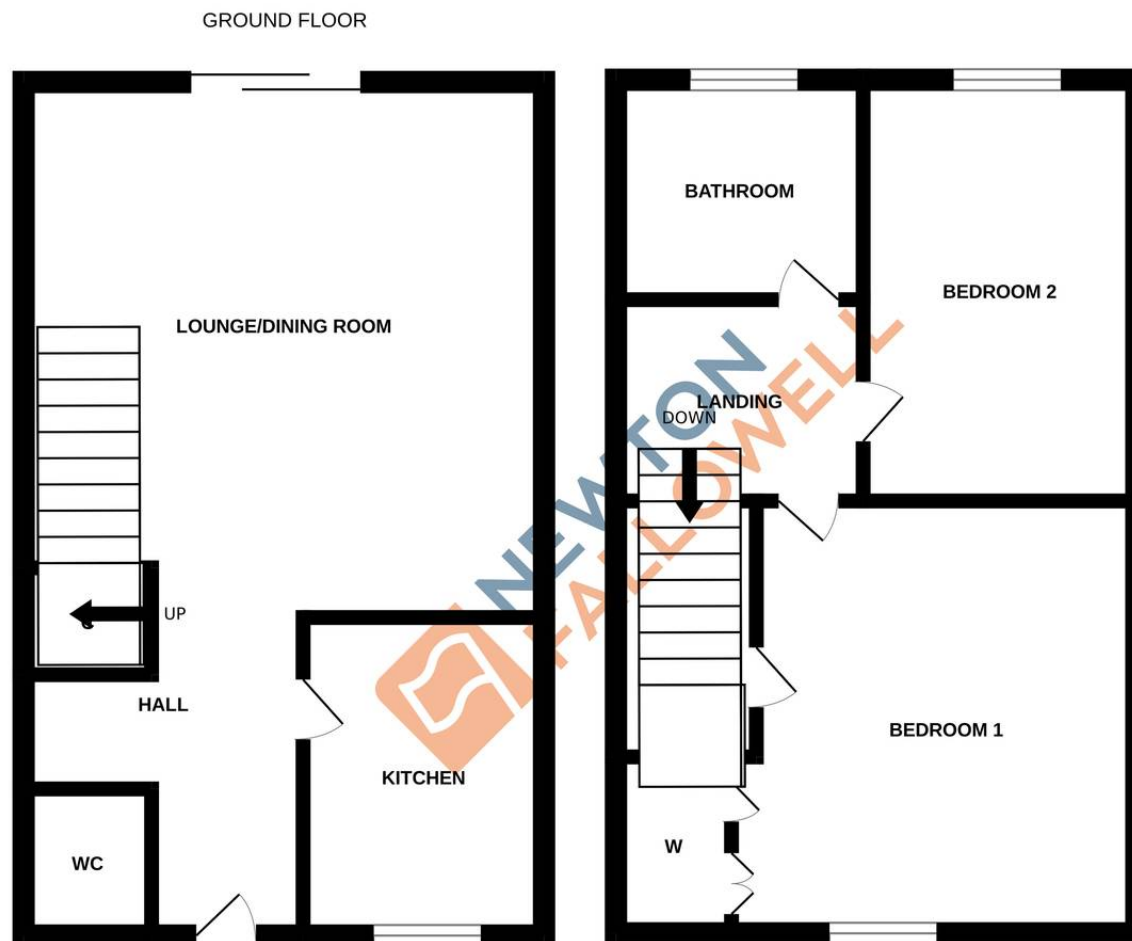
**Bedroom Two**  
11' 2" x 7' 3" (3.40m x 2.20m)

Bathroom



EPC Rating: C

Council Tax Band: A



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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