

KINGS ROAD, MELTON MOWBRAY

Offers over £160,000

Two Bedrooms

Freehold

Middletons
town & country

- MID-TERRACE HOUSE
- GREAT FIRST TIME BUY
- LOW MAINTENANCE GARDEN
- CLOSE TO LOCAL AMENITIES
- CHARACTER FEATURES
- TWO BEDROOMS
- LOCAL SCHOOLS NEARBY
- NORTH SIDE OF MELTON MOWBRAY
- COUNCIL TAX BAND A

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Beautifully presented and full of character, this two bedroom semi- detached home on the north side of Melton Mowbray offers original features throughout. Ideally placed for local schools, amenities and the town centre, a great opportunity for the first time buyer.

The accommodation on offer comprises: Lounge diner, kitchen and utility area to the ground floor. Two bedrooms and a family bathroom to the first floor. Outside the property benefits from a courtyard garden to the rear.

LOUNGE/DINER 11' 3" x 26' 7" (3.43m x 8.11m) A generous open-plan lounge and dining room, beautifully arranged around a central open spindle staircase that naturally defines each space while maintaining an inviting sense of openness. The lounge enjoys a walk-in bay window to the front elevation and features an attractive chimney breast with a substantial solid wood mantel, fitted alcove storage cupboard, radiator and TV aerial point. To the rear, the dining area benefits from a further window and centres around a characterful chimney breast with timber surround, creating an ideal setting for both everyday dining and entertaining. A stable door opens through to the kitchen, while solid wood flooring extends throughout, enhancing the room's warmth and continuity.

KITCHEN/UTILITY 18' 10" x 6' 7" (5.75m x 2.01m) Fitted with an excellent range of wall, base and drawer units topped with complementary work surfaces incorporating a composite sink and drainer with pull-down mixer tap. Integrated appliances include an electric oven and gas hob with extractor hood over, whilst there is further space and plumbing for a dishwasher. A useful utility area provides additional storage together with space and plumbing for a washing machine and the wall mounted Ideal combination boiler. Enjoying a dual-aspect design, the room benefits from an abundance of natural light through windows to two elevations, alongside a door opening directly onto the garden. Laminate wood flooring completes this practical and well-appointed space.

LANDING A staircase rises to the first-floor landing, where traditional wood latch doors lead to the bedroom accommodation and family bathroom, enhancing the property's character and cottage charm.

BEDROOM ONE 11' 4" x 11' 1" (3.46m x 3.39m) A spacious double bedroom enjoying a front-facing window fitted with a blind, radiator, original cast-iron fireplace adding character and carpet flooring.

BATHROOM 6' 6" x 10' 3" (1.99m x 3.13m) Beautifully appointed and full of character, the bathroom is fitted with a freestanding roll-top bath featuring a central chrome mixer tap with handheld shower attachment, complemented by an overhead shower and circular curtain rail. The suite also includes a pedestal wash hand basin and dual-flush WC. Additional features include a heated towel rail and useful airing cupboard, while part-tiled walls and a tiled floor provide a practical and stylish finish to this inviting space.

BEDROOM TWO 9' 0" x 12' 2" (2.76m x 3.72m) Having a rear facing window, radiator, original cast-iron fireplace adding character and laminate wood flooring.

FRONT ASPECT Enclosed by timber panel fencing and includes gated access to the front of the property. A practical side area provides space for wheelie bin storage.

REAR GARDEN Designed with ease of maintenance in mind, the rear garden has been thoughtfully hard landscaped to create an attractive and versatile outdoor space. There is ample room for a garden table and chairs, making it ideal for alfresco dining and entertaining. An outside tap adds practicality, while timber panel fencing to one side and mature hedging to the other provide a lovely sense of privacy and enclosure. A useful covered storage area sits alongside the garden shed, offering excellent space for garden equipment and outdoor essentials.

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.

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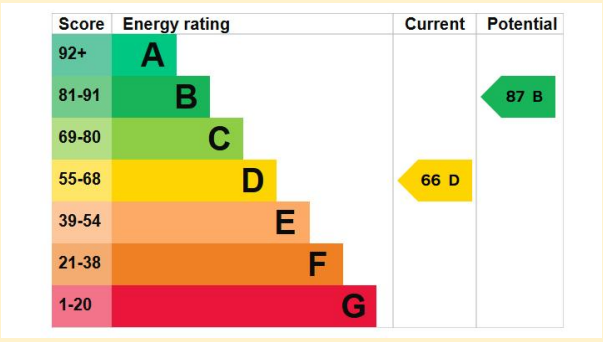
Ground Floor



First Floor



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