



30 Melton Street, Leicester, LE9 7FP
£190,000



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RH Homes and Property are extremely pleased to offer this fantastically presented two bedroom terraced home in the popular village of Earl Shilton. The location offers good road access to the A47 perimeter road, which leads to Leicester, M69, and M1 all in good proximity. A traditional and good sized accommodation comprises: Lounge, Dining Room, Kitchen, Utility, Storage Cellar, Landing, Two Double Bedrooms, and a Four Piece Bath/Shower Room. The property also benefits from UPVC double glazing and gas central heating throughout and is situated on a traditional sized rear plot with many modern and attractive improvements made. Excellent home for first time buyers - viewing recommended to fully appreciate the quality on offer!

Council Tax - A

Lounge

13'5 x 11'3 (4.09m x 3.43m)

Having wood flooring, an original tiled open fireplace, radiator, and UPVC double glazed window to the front aspect.

Dining Room

13'5 x 13'4 overall (4.09m x 4.06m overall)

Having a focal point decorative fireplace with oak beam and tone hearth (can be opened back into working fireplace), radiator, and UPVC double glazed window to the rear elevation.

Kitchen

6'4 x 8'11 (1.93m x 2.72m)

Having a range of wall and base level units with working surfaces over and splashbacks, an inset one and a half stainless steel sink and drainer, plumbed gas cooker and hood over, fitted slimline dishwasher, tiled flooring, and UPVC double glazed window and door to the side courtyard/garden elevation.

Utility

4'11 x 6'7 (1.50m x 2.01m)

Having further matching base level units with working surfaces over, plumbing for washing machine, I-mini combination boiler, tiled flooring, extractor, and two windows to the side elevation.

Cellar

11'3 x 13'9 (3.43m x 4.19m)

Taking access and stairs down from the Dining Room and having thermal ceiling insulation board.





Landing

With access to:

Bedroom One

13'5 x 10'3 (4.09m x 3.12m)

With over stairs cupboard, radiator, and UPVC double glazed window to the rear elevation.

Bathroom

6'8 x 8'9 (2.03m x 2.67m)

Fitted with a four piece white suite comprising bath, low flush WC, wash hand basin in gloss cupboard, and thermostatic rainfall shower with handheld showerhead in a corner cubicle with subway tiled surround and splashback tiles and inset shelf, LED mirror, heated chrome towel rail, and UPVC double glazed window to the rear aspect.



Bedroom Two

13'5 x 11'3 (4.09m x 3.43m)

Having an original decorative cast iron fireplace, loft access, radiator, and UPVC double glazed window to the front elevation.



Outside

To the front is timber fencing and entrance gate to a gravel courtyard and slabbed walkway to the front entrance door.



At the rear is a slabbed courtyard with railway sleeper border and steps to a second tier slabbed patio and traditional sized lawned garden with established and well maintained plant and shrub borders, timber side access gate and recessed storage shed at the foot of the garden.

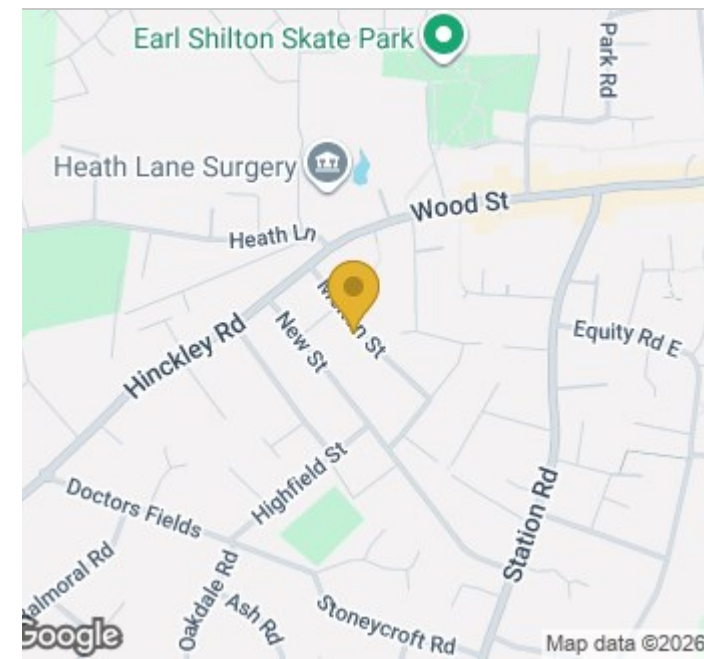




30, Melton Street, Earl Shilton, LE9 7FP

Total Area: 94.5 m² ... 1017 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along the Leicester Road & A47 as if towards Leicester, proceed past the Leicester Road Sports ground & the Perimeter Road, and continue on into Earl Shilton along the Hinckley Road, take a right turning into Melton Street, where the bungalow is situated on the right hand side. For SATNAV users the postcode is LE9 7FP.

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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