



## LIMES AVENUE, MELTON MOWBRAY

Asking Price Of £140,000

Two Bedrooms

Freehold



**MID-TERRACE HOUSE**

**CHAIN FREE**

**COURTYARD GARDEN**

**CLOSE TO LOCAL AMENITIES**

**PERIOD CHARACTER**

**TWO DOUBLE BEDROOMS**

**LOCAL SCHOOLS NEARBY**

**NORTH-EAST SIDE OF MELTON  
MOWBRAY**

**01664 566258**

**info@middletons.uk.com**





Offered With No Onward Chain. A great opportunity for investors or first-time buyers, this charming two-bedroom period mid-terrace home is ideally positioned within easy walking distance of the town centre, local schools and everyday amenities.

The accommodation on offer comprises; lounge, dining room and kitchen to the ground floor. Two double bedrooms and a large family bathroom to the first floor. Outside the property benefits from a hard landscaped, courtyard garden to the rear with a brick store house.

**LOUNGE** 11' 2" x 13' 0" (3.42m x 3.97m) Stepping into the property, you are welcomed into the first reception room, featuring a charming walk-in bay window to the front, radiator and TV aerial point. The room retains a wealth of period character, including a beautiful original open fireplace with decorative tiling and mantel shelf, complemented by picture rails and carpet flooring.

**DINING ROOM** 11' 3" x 12' 1" (3.43m x 3.70m) The second reception room has a rear facing window, radiator, original cast iron open fire and range, original built-in storage cupboards and carpet flooring. Door to the stairs, under stairs storage cupboard and a door through to the kitchen.

**KITCHEN** 6' 8" x 9' 11" (2.04m x 3.04m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer, space and plumbing for a washing machine. Integrated oven and four ring gas burner with extractor hood over. Large walk-in pantry, wall mounted Baxi boiler, radiator, space for a fridge freezer, vinyl flooring, window and external door to the garden.

**LANDING** Taking the stairs from the dining room to the first floor landing having a loft hatch and doors off to;

**BEDROOM ONE** 12' 9" x 11' 2" (3.89m x 3.41m) Having a front facing window, radiator, original cast iron open fireplace and carpet flooring.

**BEDROOM TWO** 9' 11" x 12' 3" (3.04m x 3.74m) Having a rear facing window, radiator, original cast iron open fireplace and carpet flooring.

**BATHROOM** 8' 3" x 9' 10" (2.53m x 3.01m) Spacious four piece bathroom comprising a walk-in shower cubicle, low flush WC, pedestal wash hand basin and a panel bath. Obscure glazed window for privacy, radiator and vinyl flooring.

**FRONT ASPECT** Gated access to the front walled terrace. Shared side access to the rear garden.

**COURTYARD GARDEN** Hard landscaped for easy maintenance with a central circular patio seating area and brick walling to the boundary and a Brick storehouse.

**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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.