



3 Buttermere Close, Melton Mowbray, LE13 0LT
Offers in the region of £172,500

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

3 Buttermere Close Melton Mowbray LE13 0LT

A well-presented two bedroom mid terrace located on a popular residential estate close to local amenities.

The accommodation briefly comprises an entrance hall, ground floor cloakroom/w.c., lounge, kitchen, two bedrooms and a bathroom. Outside the property has off-street parking and a low maintenance garden to the rear. The property also has gas-fired central heating and uPVC double glazing.

The property would make an ideal first time buy or buy to let investment.





Bedroom 2



Bathroom

Description

Nestled in a quaint neighbourhood of Melton Mowbray, this charming two-bedroom mid-terrace home offers a perfect blend of comfort and practicality. As you approach the property, you are greeted by a neatly maintained facade, featuring traditional brickwork and a welcoming front entrance.

Upon stepping inside the entrance hall, you are greeted with a warm and inviting atmosphere. To the left of the entrance hall is the kitchen, which displays a practical layout and ample storage.

To the right is a conveniently located ground floor, WC designed for ease of use and functionality.

The layout flows seamlessly from the entrance hall into the lounge, a cozy yet spacious area that serves as the heart of the home. The lounge offers a versatile space that can easily accommodate a comfortable sofa and entertainment unit, making it ideal for relaxing or entertaining guests.

Upstairs, you will discover two well-proportioned bedrooms that cater to various needs. The master bedroom is spacious enough to accommodate a double bed, while the second bedroom is equally inviting, making it ideal for a child's room, guest space, or home office. Both bedrooms are designed with comfort in mind, featuring large windows that invite natural light and provide pleasant views of the surrounding area.

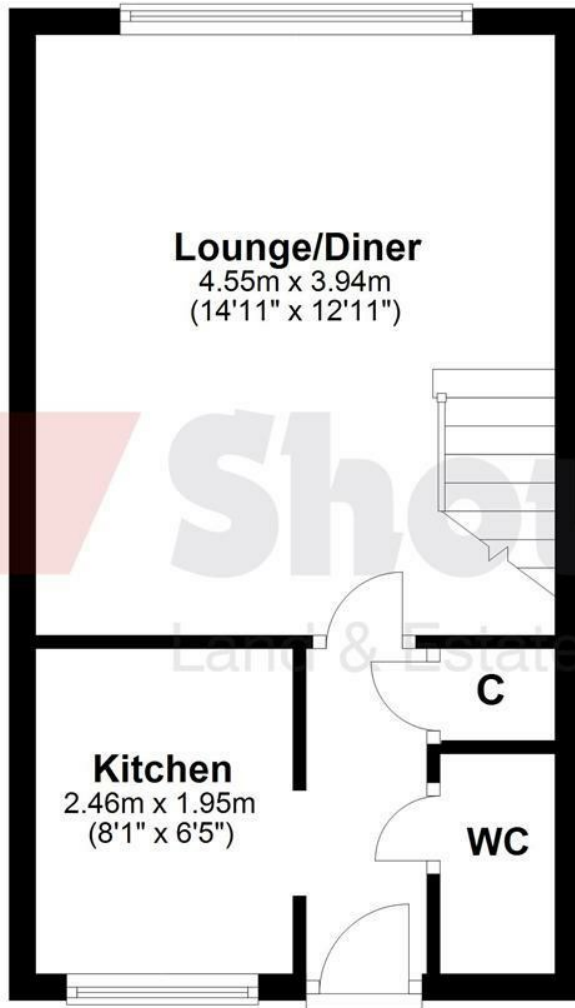
Completing the upstairs is the family bathroom, which is both modern and practical. Fitted with a bath, overhead shower, sink, and WC, it caters to the needs of the household with ease.

Outside, the rear garden offers a perfect space to enjoy alfresco dining, gardening, or simply enjoying the outdoors. The space is enclosed for privacy, making it a great spot for children to play or for hosting barbecues.

Additionally, the property benefits from off-street parking, providing a convenient solution for residents and guests alike. This mid-terrace home in Melton Mowbray perfectly balances modern living with a cozy, inviting feel, making it an ideal choice for families, couples, or individuals looking for a welcoming space in a charming community.

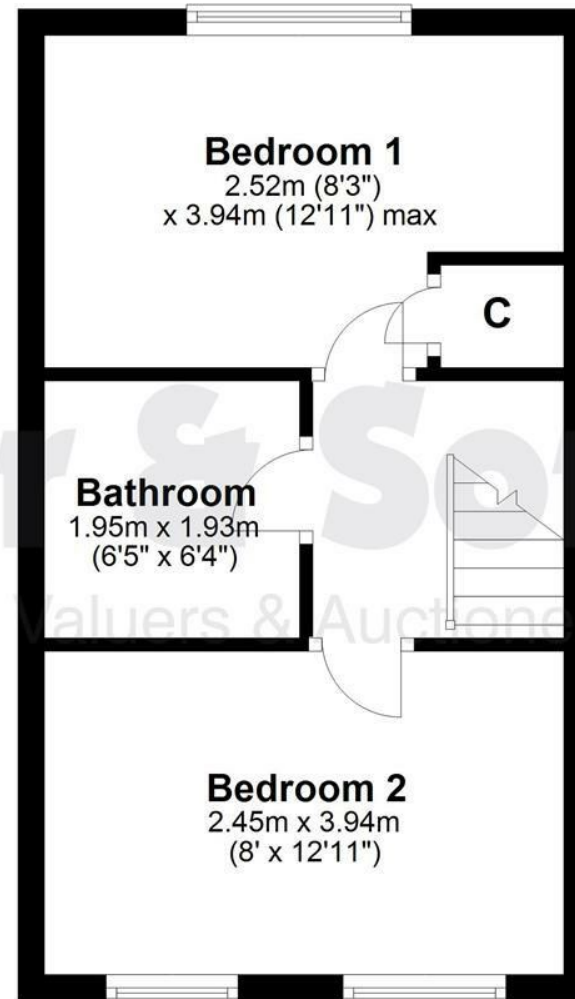
Ground Floor

Approx. 27.9 sq. metres (300.7 sq. feet)



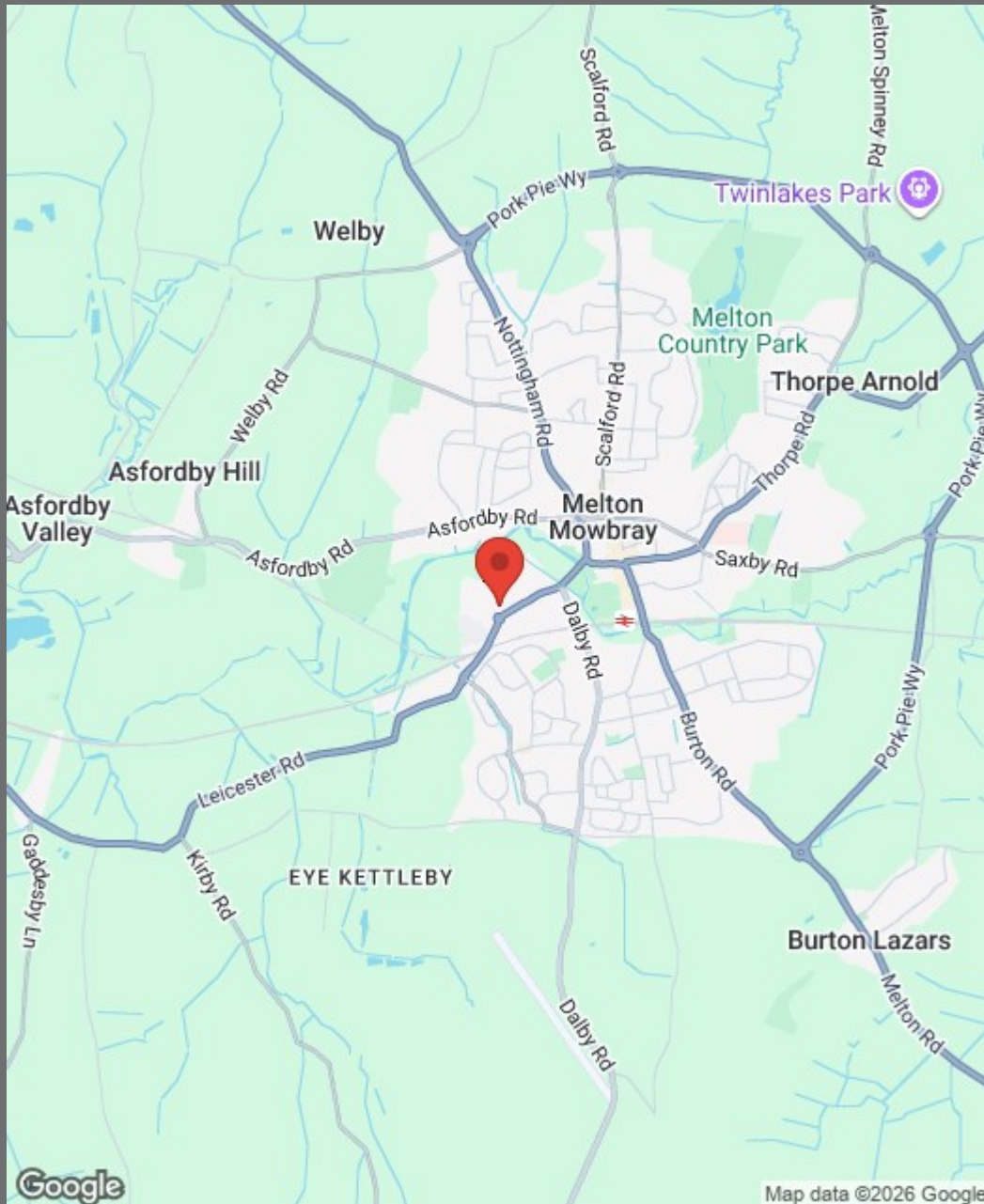
First Floor

Approx. 28.0 sq. metres (301.3 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.

Plan produced using PlanUp.



- TWO BEDROOM MID TERRACE
- CLOSE TO LOCAL AMENITIES
- OFF STREET PARKING
- LOW MAINTENANCE GARDEN
- GREAT FTB OR BTL INVESTMENT
- GAS HEATING
- UPVC GLAZING
- REAR GARDEN
- MODERN KITCHEN AND BATHROOM



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