



## DUKE STREET, MELTON MOWBRAY

Asking Price Of £180,000

Two Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

GOOD SIZED GARDEN

CLOSE TO LOCAL AMENITIES

CHAIN FREE

TWO ALLOCATED PARKING SPACES

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Offered with no onward chain, perfect for the first time buyer or investor. Two bedroom semi-detached house situated to the north side of Melton Mowbray, set within a popular residential area, it offers excellent access to Brownlow Primary School, Melton Country Park, and is just a short walk from the town centre.

The accommodation on offer comprises; porch, lounge and breakfast kitchen to the ground floor. Two double bedrooms and a family bathroom to the first floor. Outside the property benefits from allocated parking and a good sized rear garden.

**PORCH** Having a part glazed door into the porch having laminate wood flooring, radiator and door through to the lounge.

**LOUNGE** 12' 0" x 15' 5" (3.66m x 4.70m) Having a front facing window, radiator, TV aerial point, stairs rising to the first floor, laminate wood flooring and an opening through to the kitchen.

**KITCHEN/BREAKFAST ROOM** 8' 9" x 11' 11" (2.69m x 3.65m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for a washing machine. Integrated electric oven and gas hob with extractor over and space for an under-counter fridge. Window and external door to the rear garden, space for a breakfast table, wall mounted central heating boiler, radiator and vinyl flooring.

**LANDING** Taking the stairs to the first floor landing having doors off to;

**BEDROOM ONE** 7' 3" x 12' 0" (2.23m x 3.66m) Having a front facing window, radiator, fitted wardrobe and drawers, over stairs cupboard and carpet flooring.

**BATHROOM** 3' 3" x 6' 7" (1.68m x 2.01m) Comprising of a panel bath with shower over complemented with a glazed screen, pedestal wash hand basin and a low flush WC. Obscure glazed window for privacy, radiator, part tiled walls and vinyl flooring.

**BEDROOM TWO** 10' 7" x 10' 1" (3.24m x 3.08m) Having a rear facing window, radiator and carpet flooring.

**ALLOCATED PARKING** There are two allocated parking spaces.

**REAR GARDEN** Having a paved patio adjacent to the house with garden tap, formal lawn with a further patio area with a garden shed. Wood panel fencing to the boundary with gated access to the front.

**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.

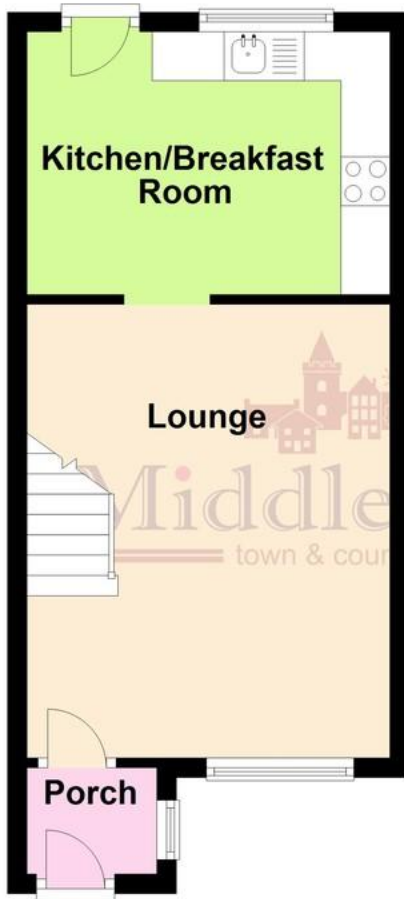
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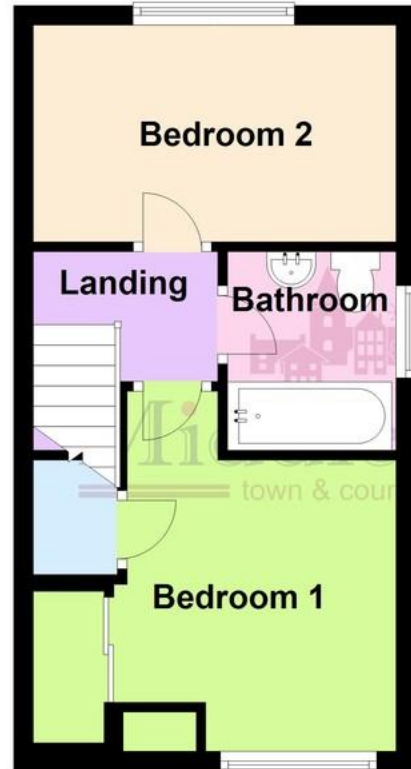




## Ground Floor



## First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.