



## BALDOCKS LANE, MELTON MOWBRAY

Offers Over £200,000

Three Bedrooms

Freehold



**SEMI-DETACHED HOUSE**

**CHAIN FREE**

**SOUTH FACING GARDEN**

**CLOSE TO LOCAL AMENITIES**

**GARAGE AND DRIVEWAY**

**SOLAR PANELS**

**LOCAL SCHOOLS NEARBY**

**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**





A superb opportunity for those seeking a renovation project, this three- bedroom semi- detached home sits on the desirable south side of Melton Mowbray and offers fantastic potential to create a stylish and contemporary family home. Within close proximity to local amenities, schools and the town centre.

The accommodation on offer comprises; spacious entrance hall, lounge, dining room and kitchen to the first floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, garage and a south facing rear garden with solar panels to the roof space.

**ENTRANCE HALL** Obscure glazed door and side panels allowing plenty of natural light to filter through into the spacious entrance hall. Having stairs rising to the first floor, under stairs cupboard, radiator, carpet flooring and doors off to;

**LOUNGE** 12' 7" x 9' 9" (3.86m x 2.99m) Having a large front facing window, feature stone fireplace with gas fire, TV aerial point, shelving to the alcove, carpet flooring and opening through to the dining area.

**DINING ROOM** 10' 2" x 8' 7" (3.10m x 2.62m) Having a window along side a picture window giving views of the rear garden radiator, carpet flooring and a door through to the kitchen.

**KITCHEN** 10' 1" x 7' 4" (3.08m x 2.24m) 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 Beko electric oven and gas hob with extractor over. Window and external door to the rear garden, part tiled walls and vinyl flooring.

**LANDING** Having a window to the side, loft hatch, carpet flooring and doors off to;

**BEDROOM ONE** 9' 5" x 12' 7" (2.88m x 3.86m) Having a front facing window, radiator, fitted wardrobes and carpet flooring.

**BEDROOM TWO** 9' 5" x 11' 2" (2.89m x 3.41m) Having a rear facing window, radiator, airing cupboard and carpet flooring.

**BEDROOM THREE** 9' 6" x 5' 6" (2.91m x 1.68m) Having a front facing window, radiator, over stairs storage and carpet flooring.

**BATHROOM** 5' 4" x 5' 11" (1.64m x 1.82m) Comprising of a panel bath with shower over and complemented with a shower screen, pedestal wash hand basin and a low flush WC. Obscure glazed window for privacy, radiator, tiled walls and vinyl flooring.

**FRONT ASPECT** Having a concrete drive way providing ample off road parking flanked by two formal lawns with a dwarf walls to the boundary, gated access to the rear garden.

**GARAGE** Having an up-and-over door and personnel door to the garden.

**REAR GARDEN** This south facing garden has a paved patio adjacent to the house continuing around to the side, steps up to a formal lawn with a mature tree, further lawn continues to the side.

**SOLAR PANELS** The solar panels on this property are leased – lease expires December 2040. Please ask for further details. The solar panels on this property are leased from Ashadgreener. Please ask for further details. Homeowners benefit from the use of the free electricity that the panels generate during daylight hours. The appliances in the home will always use the electricity generated by the panels first (if available) and then if usage in the home exceeds the supply of the panels the supply is topped up from the grid so this causes a clear reduction in the electric bill as they are not using as much electricity from the grid. Depending on how well a customer utilises the free electricity available depends on how much money they can save off their electric bill.

**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.

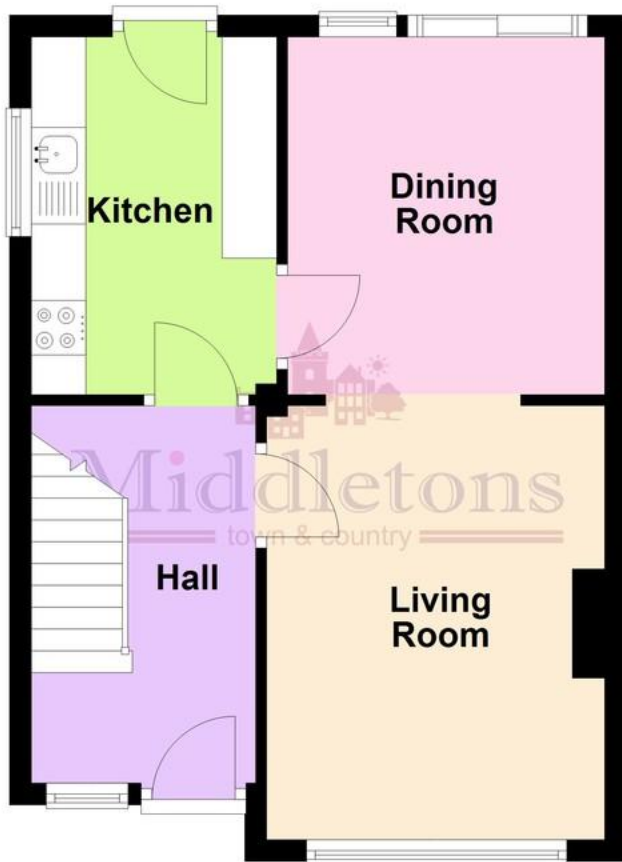
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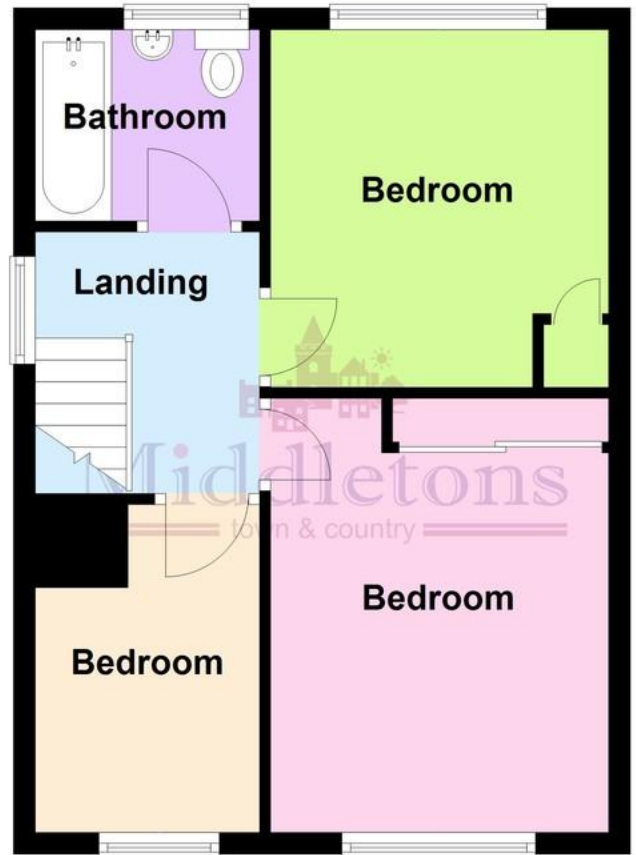




## Ground Floor



## 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	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**THE PROPERTY OMBUDSMAN**  
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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.