



7 Kings Road, Melton Mowbray, LE13 1QF

£210,000

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

**7 Kings Road
Melton Mowbray
LE13 1QF**

A fantastic opportunity to purchase this two bedroom traditional semi-detached period property with larger than average garden and off street parking, conveniently situated within walking distance of the town centre.

The property benefits from gas central heating and partial wood-framed double glazing and retains a wealth of character features and includes two open plan large reception rooms, two double bedrooms and a spacious family bathroom.

Outside there is a private, mature lawned garden with patio area and off road parking for several cars to the side.

In brief the property comprises of entrance hall, lounge, dining room, kitchen, two bedrooms, bathroom and a garden to the rear.





SUMMARY

ENTRANCE HALL with door to front and a radiator.

LOUNGE with bay window to front, open fire with cast iron and ceramic tiled surround, tiled hearth and mantle over, shelves to alcove and a radiator. Folding doors to:

DINING ROOM with ornamental fire with cast iron and tiled surround with tiled hearth and a wooden mantel, rear patio doors and a radiator.

KITCHEN with a range of wall and base units, worksurface, 1½ stainless steel sink and drainer unit, gas hob with electric oven under, tiled splashback, plumbing for a washing machine, quarry tiled floor, understairs cupboard, door to garden, exposed brickwork and a radiator.

STAIRS AND FIRST FLOOR LANDING leading to:-

LOFT : with pull down ladder which is boarded.

FRONT DOUBLE BEDROOM with exposed wood flooring, feature cast iron fireplace, shelving to alcove and a radiator.

REAR SMALL DOUBLE BEDROOM with a radiator.

BATHROOM with white suite comprising roll top bath, separate shower cubicle, vanity washbasin and a w.c., tiled splashback, fitted cupboards and a radiator.

OUTSIDE Lawned rear garden, Patio, Off road parking to side.





Bedroom 1



Bedroom 2



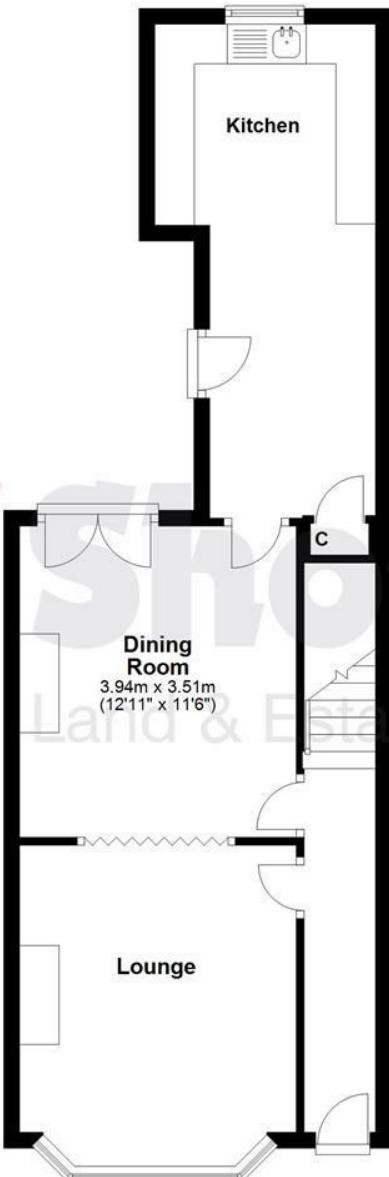
Bathroom



Bathroom

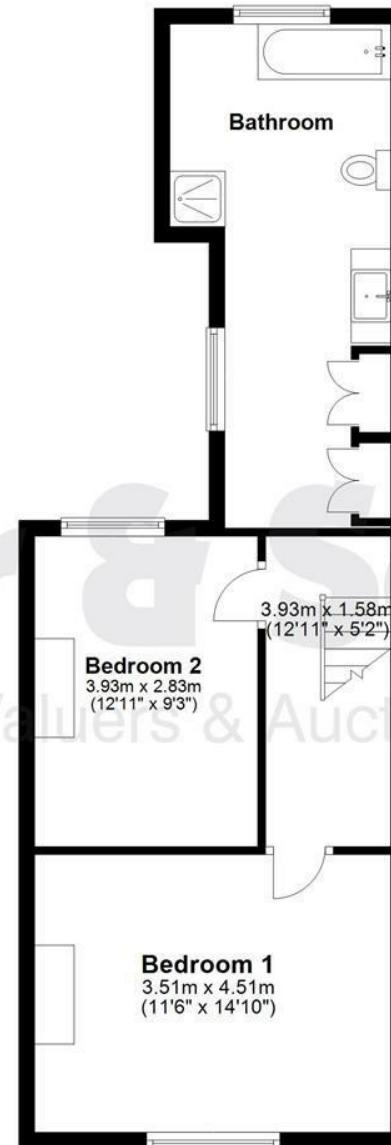
Ground Floor

Approx. 49.9 sq. metres (537.1 sq. feet)

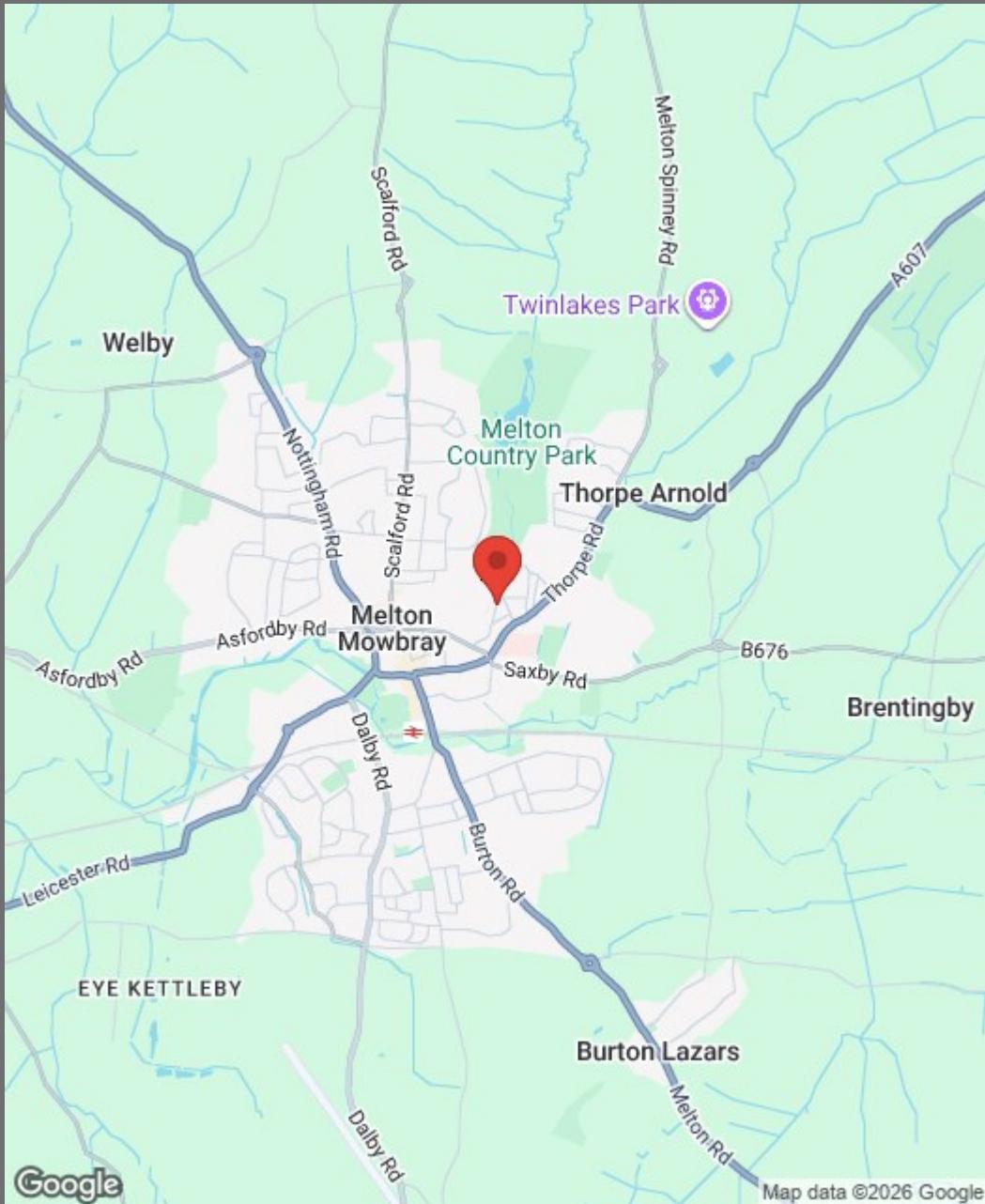


First Floor

Approx. 49.4 sq. metres (531.5 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.



- WALKING DISTANCE TO TOWN CENTRE
- TWO LARGE RECEPTION ROOMS
- SEMI DETACHED PROPERTY
- CHARACTER FEATURES
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- NO ONWARD CHAIN
- MATURE REAR GARDEN
- GAS FIRED HEATING
- CONVENIENT LOCATION



finely.scared.dawn



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Tel: 01664 560181

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

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.