



54 WELBY LANE

MELTON MOWBRAY, LE13 0TB

Per month

£895 Per



A fantastic opportunity to reside in this two bedroom late Victorian bay fronted semi-detached period property with large garden located in an elevated position on the north side of the town.

Offering two double bedrooms, two reception rooms, kitchen, bathroom, large rear garden, brick store and off street parking. This period property benefits from high ceilings, gas central heating and uPVC double glazing with recent redecoration and new carpets to some rooms.

Conveniently located close to Welby Lane convenience store, Welby Pub and has good links to both Nottingham, Leicester and Loughborough.



House - Semi-Detached

ACCOMMODATION

SUMMARY

ENTRANCE HALL with uPVC door to front and a radiator with stairs to landing.

LOUNGE (12'8" into bay x 11'3") with bay window to front and a radiator and newly fitted carpet.

DINING ROOM (12'1" x 11'1" max) with tiled fireplace (not in use and not in service), cupboards to alcoves and a radiator and newly fitted carpet.

KITCHEN (10'10" x 7'10") with a range of wall and base units, newly installed laminate worksurfaces, stainless steel sink and drainer, tiled splashback, space for a cooker, cooker hood cover, plumbing for a washing machine, pantry, gas fired combi boiler, rear door to garden and a radiator.

STAIRS AND FIRST FLOOR LANDING

FRONT DOUBLE BEDROOM (11'4" x 10'8" max) with feature ornamental fireplace and a radiator.

REAR DOUBLE BEDROOM (11'0" x 9'11" max) with feature ornamental fireplace and a radiator.

BATHROOM with white suite comprising bath, corner shower unit, wash basin and w.c., splashbacks and a radiator.

OUTSIDE Gravelled front garden with driveway providing off-road parking. Further garden to rear which has recently been seeded with brick store and side access.

LOCATION

Leave the town centre via Nottingham Road and after passing Sainsburys, take the second road on the left after The Welby pub into Welby Lane. Continue up this road and after passing the shop and the church on the left, the property will be found on your right hand side.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: . xxx year lease from xxxx.
Current service charge is £xxxx per calendar month.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton Borough Council

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

LOCATION



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

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

