



22 EDENDALE ROAD

MELTON MOWBRAY, LE13 0EW

Offers around:
£179,950
 NO CHAIN

A very well presented and improved Jelso built semi-detached house standing back from the road on this popular development. Gas fired central heating, upvc double glazing, Entrance Hall, Side Lobby, spacious Lounge, re-fitted Dining Kitchen, double glazed Conservatory, three Bedrooms and re-fitted Bathroom. Front garden, enclosed rear garden, single garage and off-road parking. **NEW FITTED CARPETS THROUGHOUT.**

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166
www.shoulers.co.uk



Shouler & Son
 Land & Estate Agents, Valuers & Auctioneers

Refurbished semi-detached



This well presented and fully refurbished Jelison built semi-detached house is situated well back from the road behind a Green on this very popular development to the south west of the town close to a local shop, Post Office and Public House. The property has gas fired central heating, upvc double glazed windows and doors and brand new fitted carpets throughout. The good sized family accommodation includes Entrance Porch, Hall, Side Lobby, spacious Lounge, re-fitted Dining Kitchen, double glazed Conservatory, three Bedrooms and re-fitted Bathroom. Outside offers a front garden and completely enclosed rear garden with access to a single garage and off-road parking to the rear. The property is offered with no chain.

Viewing highly recommended

ACCOMMODATION

ENTRANCE PORCH having window and door to the front, wall mounted combi boiler and built-in meter cupboard. Door to:-

HALL with staircase to First Floor.

SIDE LOBBY with double glazed doors to both front and rear, tiled floor and built-in under-stairs cupboard.

LOUNGE having window to the front, two radiators, wooden fire surround with fitted gas fire, t.v. point and wall lights.

FITTED DINING KITCHEN having window to the rear and patio doors leading to the Conservatory, an extensive range of fitted high gloss flush fronted base and wall units with work surfaces, stainless steel sink top, electric ceramic hob with cooker hood above and electric oven below, space and plumbing for washing machine and dryer and space for fridge.

CONSERVATORY having a brick base, double glazed windows to side and rear, door to the side and triple glazed roof panels.

FIRST FLOOR LANDING having window to the side and built-in airing cupboard.

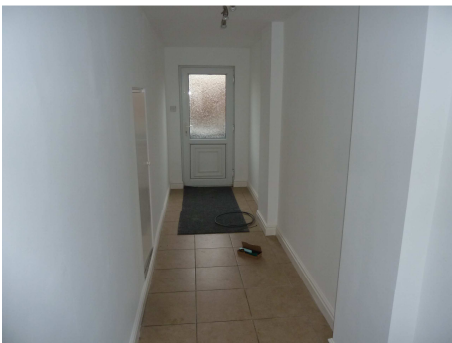
BEDROOM ONE having window to the front with radiator, t.v. point and built-in wardrobes.

BEDROOM TWO having window to the rear, radiator and built-in wardrobes.

BEDROOM THREE having window to the front and radiator.

BATHROOM with window to the rear having been re-fitted with a modern white suite comprising w.c. with concealed cistern, wash basin set into vanity unit and bath with electric shower above, ceramic tiled splashbacks, heated towel rail and extractor fan.

OUTSIDE: To the front of the property is a low maintenance garden having footpath to the front door and side door and gravelled area and there is an enclosed rear garden having patio area and footpaths, central lawn, timber fenced boundaries and rear access to a single garage, 16' 1" x 8' 2" maximum, with up-and-over door to the front, power and lighting.



GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains gas, electricity, water and drainage.

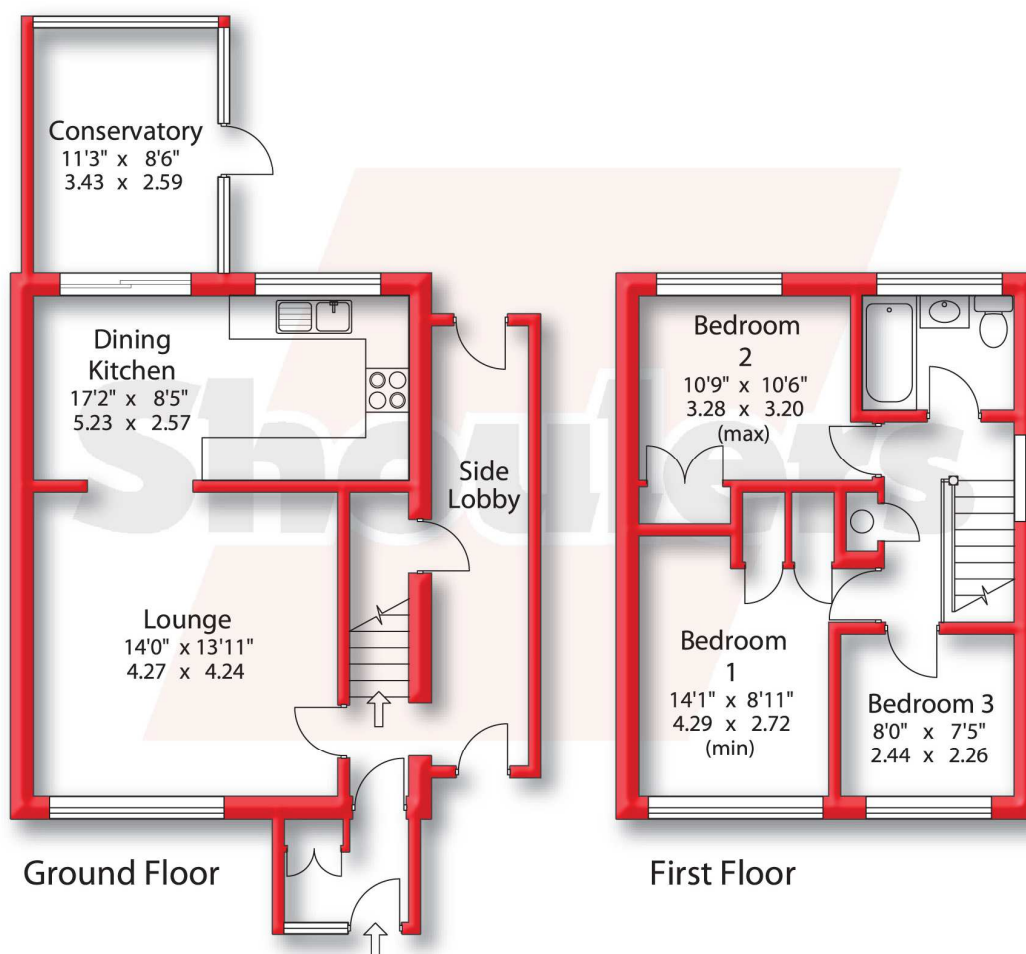
COUNCIL TAX: Melton Borough Council (01664) 502502.

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

DIRECTIONS: Leave the town centre via Wilton Road continuing into Leicester Road and after the railway bridge turn left at the traffic island into Edendale Road. The property will be found on the right hand side after the turning for Redbrook Crescent set back behind the Green.

FLOOR PLAN

22 Edendale Road.
Approx Gross Floor Area = 1042 Sq. Feet
= 96.59 Sq. Metres



For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd - Tel : 0113 322 9204 - www.makingplans.com

Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

Tel: 01664 410166

www.shoulers.co.uk

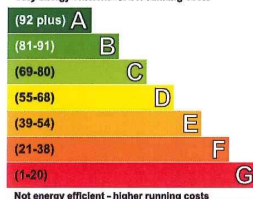
housesales@shoulers.co.uk

lettings@shoulers.co.uk

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

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
65	84