



### 3 bed semi-detached house to buy in LE13

Lake Terrace, Melton Mowbray, Melton Mowbray, Leicestershire, LE13 0BZ

**£155,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ POTENTIAL TO ADD VALUE
- ✓ SOUTH WEST FACING GARDEN
- ✓ SINGLE BEDROOM / OFFICE
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

0121 661 8465  
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated in a quiet cul-de-sac on the south side of town, this three-bedroom semi-detached property represents a strong opportunity for investors or developers. Requiring updating throughout, the property offers clear scope to add value through refurbishment and modernisation. Offered with no onward chain, it's well suited for a straightforward purchase and quick turnaround.

### Internal Layout & Potential

The ground floor comprises an entrance hallway leading to a front-facing reception room with an L-shaped layout, providing flexibility to reconfigure into a more contemporary open-plan living/dining space if desired. A kitchen is located to the rear with direct garden access, presenting further scope for extension (subject to planning).

A ground floor bathroom is also in place, which could be reconfigured or relocated depending on the chosen layout.

Upstairs, there are two good-sized double bedrooms and a third single room, offering a practical rental or resale configuration for families, sharers, or first-time buyers.

### External & Development Scope

To the front, a sizeable driveway provides off-street parking for multiple vehicles — a key selling point for both resale and rental markets.

The rear garden benefits from a south-westerly aspect, increasing desirability for occupiers. Its size and layout offer potential for landscaping improvements or extension opportunities (STPP), adding further value.

### Location Benefits

The property is positioned within an established residential area with consistent demand, offering convenient access to the town centre, local amenities, and schools. Its proximity to green space enhances long-term resale and rental appeal.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £155,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

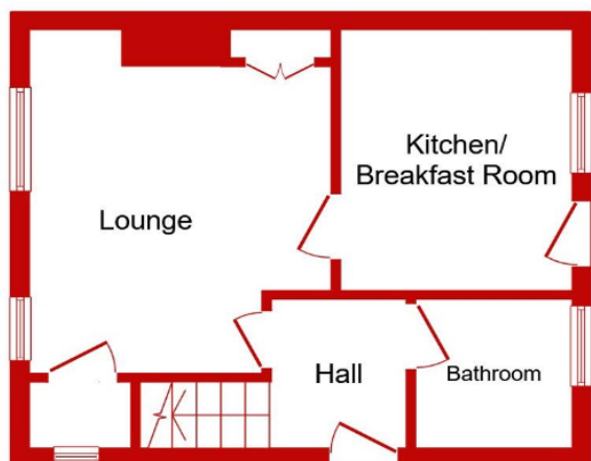
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Lake Terrace, Melton Mowbray, Melton Mowbray, Leicestershire, LE13 0BZ

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

