



## **RICHARD CLOSE, MELTON MOWBRAY**

**Asking Price Of £239,950**

**Three Bedrooms**

**Freehold**



**END TOWNHOUSE**

**DOWNSTAIRS WC**

**REAR GARDEN**

**WALKING DISTANCE OF THE TOWN  
CENTRE**

**OFF ROAD PARKING TO THE REAR**

**ENSUITE TO THE MASTER**

**CLOSE TO LOCAL SCHOOLS**

**EAST SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**





Modern three bedroom end townhouse situated within walking distance of Melton Mowbray's town centre and train station.

The accommodation in brief comprises; entrance hall, cloakroom, lounge and dining kitchen to the ground floor. Three bedrooms, ensuite to the master and a family bathroom to the first floor. Outside the property benefits from off road parking and a rear garden.

**PROPERTY DESCRIPTION** Modern three bedroom end townhouse situated within walking distance of Melton Mowbray's town centre and train station. The accommodation in brief comprises; entrance hall, cloakroom, lounge and dining kitchen to the ground floor. Three bedrooms, ensuite to the master and a family bathroom to the first floor. Outside the property benefits from off road parking and a rear garden.

**ENTRANCE HALL** Part glazed door into the entrance hall having doors to the cloakroom and lounge.

**CLOAKROOM** 5' 10" x 3' 0" (1.8m x 0.92m) Comprising of a low flush WC, pedestal wash hand basin with tiled splash back, radiator, tiled flooring and an obscure glazed window.

**LOUNGE** 15' 3" x 15' 5" (4.66m x 4.72m) Having a double glazed window to the front aspect, radiator, carpet flooring, stairs rising to the first floor landing, space for under stair storage and door through to the kitchen.

**KITCHEN/DINER** 10' 9" x 15' 5" (3.3m x 4.72m) Spacious kitchen diner fitted with a modern range of wall, base and drawer units, roll edge work surfaces, stainless steel sink and drainer unit, tiled splash backs, integrated electric oven and gas hob with extractor hood over, integrated fridge freezer, space and plumbing for a washing machine. Double glazed window and french doors to the rear garden, radiator and vinyl flooring.

**LANDING** Taking the stairs from the lounge to the first floor landing having a double glazed window to the side aspect, loft access hatch and doors off to;

**MASTER BEDROOM** 8' 11" x 11' 8" (2.74m x 3.57m) Having a double glazed window to the rear aspect, radiator, in-built wardrobes, carpet flooring and door to the ensuite.

**ENSUITE** 5' 2" x 5' 2" (1.58m x 1.58m) Comprising of a shower cubicle, low flush WC, pedestal wash hand basin,

heated towel rail, tiled splash areas and flooring.

**BEDROOM TWO** 7' 8" x 10' 8" (2.35m x 3.27m) Having a double glazed window to the front aspect, radiator, in-built wardrobes and carpet flooring.

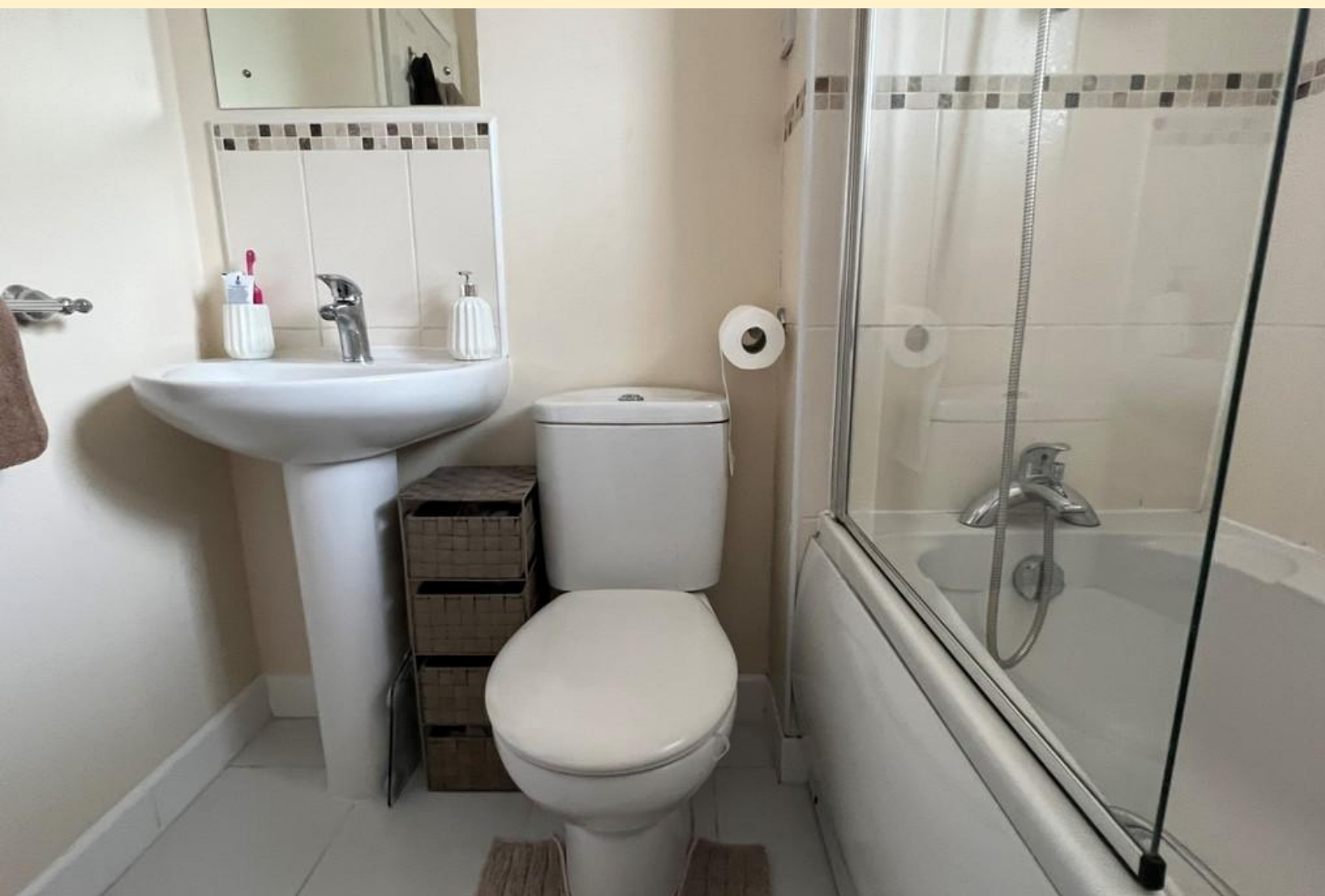
**BATHROOM** 6' 2" x 6' 2" (1.88m x 1.89m) Comprising of a panel bath with shower over and folding shower screen, low flush WC and a pedestal wash hand basin with tiled splash back. Obscure glazed window, radiator, tiled splash areas and tiled flooring.

**BEDROOM THREE** 7' 5" x 7' 4" (2.27m x 2.24m) Having a double glazed window to the front aspect, radiator and carpet flooring.

**FRONT GARDEN** Pathway to the front door, paved pathway to the side leading to the rear garden and courtesy lighting.

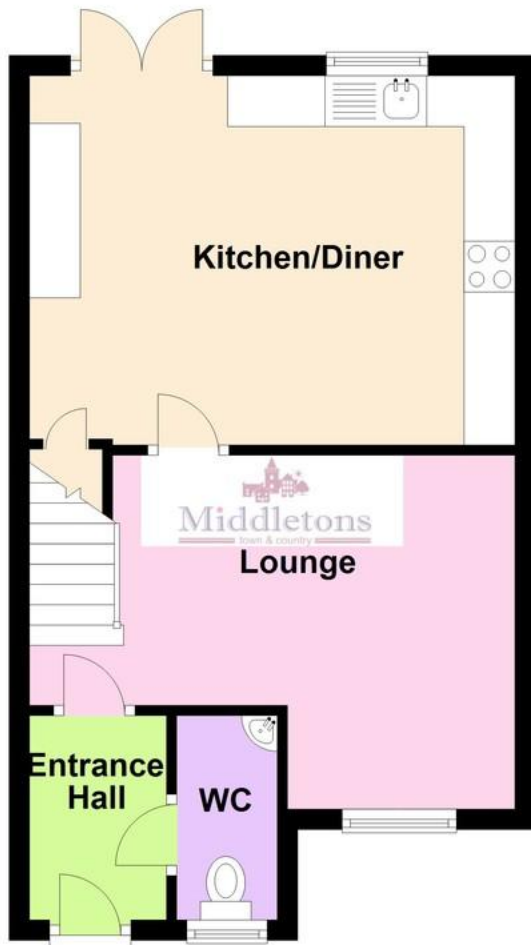
**REAR GARDEN** Low maintenance garden having a paved patio adjacent to the house, gravel bed, garden tap and electrical sockets, garden shed, wood panel fencing securing the boundary with gated access to the rear parking spaces







## 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**01664 566258**

[www.middletons.uk.com](http://www.middletons.uk.com)  
[info@middletons.uk.com](mailto:info@middletons.uk.com)

**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

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.