



## HEATHER CRESCENT, MELTON MOWBRAY

Asking Price Of £375,000

Four Bedrooms

Freehold



**DETACHED HOUSE**

**DOWNSTAIRS WC**

**THREE RECEPTION ROOMS**

**LOCAL AMENITIES NEARBY**

**DRIVEWAY AND GARAGE**

**ENSUITE TO THE MASTER**

**CLOSE TO LOCAL SCHOOLS**

**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

**01664 566258**

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Beautifully presented four bedroom detached house situated to the south of Melton Mowbray on the popular Kirby fields estate within walking distance of local amenities.

The accommodation on offer comprises of; entrance hall, lounge, kitchen, dining room, cloak room and conservatory to the ground floor. Four bedrooms, one ensuite and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage and a good sized rear garden.

**ENTRANCE HALL** Storm porch to the part glazed front door opening into the entrance hall, having stairs rising to the first floor landing, radiator, Kardean flooring and doors off to;

**LOUNGE** 17' 7" x 11' 5" (5.36m x 3.5m) Nicely proportioned room having a double glazed window to the rear aspect, french doors to the conservatory, radiator, feature fireplace with gas fire, Kardean flooring and glazed french doors to the dining room.

**DINING ROOM** 11' 6" x 11' 4" (3.52m x 3.47m) A great space for entertaining, having a double glazed bay window over looking the rear garden, radiator, tiled flooring and an external door to the side.

**KITCHEN** 10' 3" x 11' 4" (3.14m x 3.47m) Fitted with a good range of contemporary wall, base and drawer units, granite return work surfaces, under counter sink with mixer tap over. Integrated appliances to include; NEFF induction hob NEFF extractor hood over, eye level NEFF double oven, fridge freezer and dish washer. Double glazed window to the front aspect, radiator and tiled flooring.

**WC** 2' 10" x 6' 2" (0.88m x 1.89m) Comprising of a low flush WC, vanity unit wash hand basin, radiator and tiled flooring.

**CONSERVATORY** 11' 4" x 10' 4" (3.46m x 3.15m) Dwarf wall base with UPVC and double glazed construction with fitted blinds, french doors to the garden, ceiling fan, heated tiled floor and electric sockets.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having a loft access hatch with pull down ladder to the partly boarded attic space, airing cupboard housing the hot water cylinder and doors off to;

**MASTER BEDROOM** 11' 6" x 11' 6" (3.52m x 3.53m) Having a double glazed window to the front aspect, radiator, fitted wardrobes and bedside tables, carpet flooring and door to the ensuite.

**ENSUITE** 5' 10" x 7' 7" (1.8m x 2.32m) Comprising of a walk-in shower cubicle, low flush WC, wash hand basin, heated towel rail, heated tiled floor, part tiled walls and an obscure glazed window.

**BEDROOM TWO** 11' 11" x 9' 10" (3.65m x 3.02m) Having a double glazed window to the front aspect, radiator and carpet flooring.

**BEDROOM THREE** 9' 5" x 9' 9" (2.88m x 2.98m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**BEDROOM FOUR** 11' 5" x 7' 11" (3.5m x 2.43m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**BATHROOM** 7' 4" x 6' 11" (2.25m x 2.12m) Comprising of a 'P' shaped bath with shower over and glazed screen, pedestal wash hand basin, low flush WC, electric shaver point and a heated towel rail. Tiled walls and floor, extractor fan and an obscure glazed window.

**OUTSIDE TO THE FRONT** Formal lawn to one side with a mature tree, block paved drive providing ample off road parking leading to the garage.

**GARAGE** 10' 9" x 16' 9" (3.29m x 5.12m) Having an electric roller door, power and light connected. Utility area with wall and base units, roll edge work surface, sink and drainer unit, space and plumbing for both a washing machine and tumble dryer and tiled flooring.

**REAR GARDEN** Having a paved patio area adjacent to the property, garden tap and electrical sockets, formal lawn with mature trees and shrubs, wood panel fencing to the boundary with gated access to the front.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.















## 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	70	81

England & Wales EU Directive 2002/91/EC

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**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.