



THE CRESCENT, MELTON MOWBRAY

Asking Price Of £375,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

ENSUITE TO THE MASTER

LOCAL AMENITIES NEARBY

DRIVEWAY AND STORAGE

SOUTH FACING GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND E

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Stunning modern detached four bedroom house with a south facing garden situated to the north side of Melton Mowbray within close proximity to the Melton Country park, John Femeley college and the town centre.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, spacious kitchen diner and utility room to the ground floor. Master bedroom with ensuite shower room, three further bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, integral (half garage) storage and a good sized south facing rear garden.

ENTRANCE HALL Part glazed door having a stairs leading up to the first floor landing, radiator, solid Canadian maple flooring with fitted coir mat and doors off to;

CLOAKROOM Comprising of a low flush WC, vanity unit wash hand basin. Obscure glazed window, radiator and solid Canadian maple flooring.

LOUNGE 16' 5" x 14' 8" (5m x 4.47m) A nicely proportioned room having french doors with windows to each side allowing plenty of natural light, radiator, feature fireplace with real flame gas fire and solid Canadian maple flooring.

KITCHEN/DINER 28' 0" x 8' 9" (8.53m x 2.67m) Reconfigured by the current owner to create an open-plan kitchen diner making a great space for entertaining, Having double aspect windows to the kitchen area and french doors to the dining area opening out onto the rear garden. The kitchen is fitted with modern wall, base and drawer units with square edge work surfaces, breakfast bar, double stainless steel sink and drainer unit and tiled splash backs. Integrated appliances include two eye level ovens and grills, microwave, ceramic hob, dishwasher and housing for an American style fridge freezer. Ceramic tiled floor throughout, inset LED lighting, triple pendent to the breakfast bar and a further pendent to the dining area.

UTILITY ROOM 8' 3" x 7' 8" (2.51m x 2.34m) Handy utility area formerly part of the garage having work surfaces with a stainless steel sink and drainer unit, space and plumbing for both a washing machine and tumble dryer, wall mounted concealed central heating boiler, storage shelves and ample room for a further fridge/freezer.

LANDING Taking the stairs from the entrance hall to the first floor landing having a built in airing cupboard which houses the hot water cylinder, loft hatch with a pull down ladder providing access to the fully boarded, insulated loft area and doors off to:

MASTER BEDROOM 12' 10" x 10' 11" (3.91m x 3.33m) Having a window to the front aspect, radiator, fitted wardrobes, carpet flooring and door to the ensuite shower room.

ENSUITE 7' 8" x 4' 7" (2.34m x 1.4m) Comprising of a walk-in shower cubicle, low flush WC and a pedestal wash hand basin. Feature obscure glazed arched window, radiator, tiled splash backs and tile flooring.

BEDROOM TWO 12' 8" x 8' 8" (3.86m x 2.64m) Having a window to the rear aspect, radiator, fitted wardrobes and carpet flooring.

BEDROOM THREE 9' 10" x 8' 9" (3m x 2.67m) Having a window to the front aspect, radiator, fitted wardrobes and carpet flooring.

BEDROOM FOUR 8' 9" plus wardrobes x 8' 10" (2.67m x 2.69m) Having a window to the rear aspect, radiator, fitted wardrobes and carpet flooring.

BATHROOM 7' 7" x 6' 6" (2.31m x 1.98m) Comprising of a paneled bath with shower riser over and a glass shower screen, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator, tiled splash backs, tiled flooring and an extractor fan.

OUTSIDE TO THE FRONT Tarmac drive giving ample off road parking with a gravel bed to the side providing further off road parking or caravan storage, gated access to the rear garden and access to the garage store.

GARAGE/STORAGE Having an up and over door the garage is now used as a handy storage space due to the conversion for a utility room. Power and light connected.

REAR GARDEN South facing rear garden, having a generous paved patio adjacent to the house, garden tap, power points, formal lawn, space for a summer house, mature hedging and wood panel fencing secures the boundary.

SERVICE CHARGE There is an annual service charge of £134.00

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.







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+) A		
(81-91) B		
(69-80) C	78	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.