



## THE CRESCENT, MELTON MOWBRAY

Asking Price Of £340,000

Three Bedrooms

Freehold



**EXTENDED DETACHED HOUSE**

**DOUBLE GARAGE**

**LARGE REAR GARDEN**

**LOCAL SCHOOLS NEARBY**

**FOUR RECEPTION ROOMS**

**EXTENSIVE OFF ROAD PARKING**

**CHAIN FREE**

**NORTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND C**

**01664 566258**

**info@middletons.uk.com**





**\*\*OFFERED WITH NO UPWARD CHAIN\*\***

Extended three bedroom detached house with a large rear 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 of; entrance hall, lounge, dining room, sitting room, kitchen and sun room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from a driveway leading to the garages and further off road parking/caravan parking area to the other side. Large garden to the rear.

**PROPERTY DESCRIPTION** \*\*OFFERED WITH NO UPWARD CHAIN\*\*

Extended three bedroom detached house with a large rear garden situated to the north side of Melton Mowbray within close proximity to the Melton Country park, John Ferneley college and the town centre. The accommodation on offer comprises of; entrance hall, lounge, dining room, sitting room, kitchen and sun room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from a driveway leading to the garages and further off road parking/caravan parking area to the other side. Large garden to the rear.

**ENTRANCE HALL** Part glazed door into the entrance hall having stairs rising to the first floor, radiator, window to the side aspect and vinyl flooring.

**LOUNGE** 13' 11" x 13' 9" (4.25m x 4.20m) Having a bow window to the front aspect and a further window to the side, radiator, feature fireplace with electric fire, carpet flooring continuing through to the dining room.

**DINING ROOM** 13' 2" x 12' 5" (4.03m x 3.81m) Having patio doors through to the sun room, radiator, wall mounted electric fire and carpet flooring.

**SITTING ROOM** 9' 4" x 9' 0" (2.86m x 2.75m) Having a window to the side aspect, under stair storage area with window and plumbing for a washing machine, feature fireplace, storage to the alcoves and carpet flooring.

**KITCHEN** 9' 8" x 9' 3" (2.95m x 2.83m) In need of refitting the kitchen area currently has wall, base and drawer units, roll edge work surfaces, stainless steel sink and drainer unit, space for a freestanding cooker with extractor hood over and under counter fridge. Window over looking the rear garden, radiator and vinyl flooring.

**SUN ROOM** 10' 10" x 9' 8" (3.31m x 2.96m) Having patio doors opening onto the garden and a further set opening into the dining room, carpet flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having a window to the side aspect, loft access hatch, radiator and doors off to;

**MASTER BEDROOM** 11' 10" x 13' 10" (3.61m x 4.22m) Having a bay window to the front aspect and radiator.

**BEDROOM TWO** 12' 7" x 10' 9" (3.85m x 3.28m) Having dual aspect windows to the side and rear aspects and radiator.

**BEDROOM THREE** 8' 5" x 8' 0" (2.58m x 2.45m) Having a window to the front aspect and radiator.

**SHOWER ROOM** 9' 6" x 7' 11" (2.92m x 2.42m) Comprising of a walk-in shower cubicle, pedestal wash hand basin, low flush WC and radiator. Obscure glazed window, airing cupboard and vinyl flooring.

**OUTSIDE TO THE FRONT** Having a concrete driveway providing off road parking and access to the garages, side gate to the garden, dwarf wall to the front boundary, gravel bed, further off road parking or caravan storage to the side and further gravel beds with mature shrubs.







## 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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(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 &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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info@middletons.uk.com

**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

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