



REDWOOD AVENUE, MELTON MOWBRAY

Asking Price Of £399,950

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

CHAIN FREE

BACKS ONTO COUNTRY PARK

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Offered with no upward chain this Spacious four bedroom house is situated on a popular estate to the north side of Melton Mowbray. Backing onto the Melton Country Park and within walking distance of the John Ferneley college and local amenities.

The accommodation on offer comprises of; entrance hall, cloakroom, lounge, dining room, kitchen diner and utility room to the ground floor. Four bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, detached double garage and a good sized rear garden that backs onto the Melton country park.

ENTRANCE HALL Part glazed door into the entrance hall having stairs rising to the first floor, radiator, laminate wood flooring, glazed double doors to the lounge and glazed doors to the dining room and kitchen.

CLOAKROOM Fully tiled cloakroom having a low flush WC and wash hand basin.

LOUNGE 16' 8" x 12' 5" (5.09 m x 3.80m max) 'L' shaped reception room having a walk-in bay window to the front aspect and patio doors to the rear garden, radiator, feature stone fireplace with gas fire and carpet flooring.

DINING ROOM 8' 0" x 10' 4" (2.44m x 3.15m) Having dual aspect windows to the front and side aspects, radiator and carpet flooring.

KITCHEN/DINER 13' 6" x 18' 10" (4.13m x 5.75m) Spacious kitchen diner fitted with a range of wall, base and drawer units with roll edge work surfaces over, ceramic one and a half bowl sink and drainer unit with mixer tap over, tiled splash backs, space for integrated dishwasher (current one not working), fridge freezer, AEG oven and gas hob with extractor over. Window to the side aspect with patio doors opening out onto the rear garden, under stairs storage cupboard, two radiators and laminate wood flooring.

UTILITY ROOM 6' 0" x 8' 11" (1.85m x 2.72m) Fitted with wall and base units with roll edge work surfaces over, Belfast sink, space and plumbing for a washing machine and tumble dryer. Window and external door to the garden, central heating boiler and tiled flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having doors off to;

MASTER BEDROOM 11' 9" x 16' 10" (3.60m x 5.15m) Having a large window to the front aspect, radiator, built-in wardrobes and carpet flooring.

BEDROOM TWO 11' 3" x 16' 4" (3.43m x 5m) Another good sized double room having a window to the front aspect, radiator, built-in wardrobes and carpet flooring.

BATHROOM 7' 8" x 5' 5" (2.35m x 1.66m) Comprising of a panel bath with shower over and glazed shower screen, pedestal wash hand basin, low flush WC and a radiator. Obscure glazed window, tiled walls and tiled flooring.

BEDROOM THREE 8' 8" x 9' 5" (2.65m x 2.89m) Having a window, radiator, built-in wardrobes and carpet flooring.

BEDROOM FOUR 8' 7" x 9' 5" (2.64m x 2.89m) Having a window, radiator, built-in wardrobes and carpet flooring.

OUTSIDE TO THE FRONT Having a dwarf wall to the boundary, block paving providing generous off road parkin, small formal lawn with mature shrubs, double gates leading to the garage and rear garden.

GARAGE 19' 5" x 17' 5" (5.92m x 5.32m) Detached double garage having an up and over door, power and light connected, personnel door and window to the side.

REAR GARDEN A continuation of the block paving to the side of the property, garden tap, paved patio adjacent to the rear of the property with steps down to a formal lawn, raised flower beds, a further patio area with pagoda to the top of the garden. Wood panel fencing secures the boundary.

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> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | | |
| (39-54) E | 50 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & 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.