



NAVIGATION CLOSE, MELTON MOWBRAY

Asking Price Of £249,000

Three Bedrooms

Freehold



THREE STOREY TOWN HOUSE

QUIET CUL DE SAC

KITCHEN DINING SPACE

GARAGE AND PARKING

THREE BEDROOMS

BALCONY OVERLOOKING GARDEN

UTILITY ROOM

REAR GARDEN

COUNCIL TAX BAND C

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Three bedroom three storey townhouse situated to the south side of Melton Mowbray within walking distance of the town centre and train station.

The accommodation on offer comprises; entrance hall, lounge diner, utility room and downstairs cloakroom to the lower ground floor. Kitchen diner with balcony overlooking the garden, cloakroom and garage to the the ground floor. Three bedrooms and a family shower room to the first floor. Outside the property benefits from a South West facing rear garden, garage and drive way.

ENTRANCE HALL Entering the property on the ground floor into the hallway having stairs leading down to the lower ground floor and stairs rising to the first floor, radiator, laminate wood flooring and doors off to the cloakroom and kitchen diner.

CLOAKROOM Comprising of a low flush WC, wash hand basin, radiator, obscure glazed window and laminate wood flooring.

KITCHEN/BREAKFAST ROOM 16' 4" x 8' 3" (4.98m x 2.51m) Fitted with a modern range of wall, base and drawer units with work surfaces over, composite one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for a dishwasher, Stoves double oven, Neff gas hob with extractor hood over. Window with views to the rear, glazed door in the dining area opening onto a balcony ideal for alfresco dining, radiator and tiled flooring.

LOWER GROUND FLOOR

HALLWAY Taking the stairs from the ground floor to the lower ground floor hallway having doors off to;

CLOAKROOM Comprising of a low flush WC, corner wash hand basin, radiator and carpet flooring.

LIVING/DINING ROOM 19' 11" x 16' 4" (6.07m x 4.98m) Having a window and French doors to the rear garden, feature fireplace with an electric remote controlled fire, radiators and carpet flooring. Dining or office space with laminate wood flooring.

UTILITY ROOM 8' 6" x 6' 1" (2.59m x 1.85m) Having wall and base units with work surfaces over, composite sink and drainer with mixer tap over, space and plumbing for a washing machine and space for a tumble dryer. Tiled floor, extractor fan and radiator.

FIRST FLOOR LANDING

MASTER BEDROOM 14' 11" x 9' 6" (4.55m x 2.9m) Having a window to the rear aspect with far reaching views, radiator, TV aerial point and carpet flooring.

BEDROOM TWO 11' 4" x 8' 8" (3.45m x 2.64m) Having a window to the front aspect, radiator, TV aerial point and carpet flooring.

BEDROOM THREE 8' 4" x 6' 6" (2.54m x 1.98m) Having a window to the rear aspect with far reaching views, radiator and carpet flooring.

FAMILY SHOWER ROOM Having a walk-in shower cubicle, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, tiled walls and vinyl flooring.

OUTSIDE TO THE FRONT Tarmac driveway providing ample off road parking with a block paved pathway to the front door, outside tap.

GARAGE 8' 1" x 18' 4" (2.48m x 5.61m) Having an up and over door, power and lighting.

REAR GARDEN Having a paved sandstone patio seating adjacent to the house, steps down to a slate bed with space for a garden shed. Wood panel fencing to the boundary with a gate to the rear.

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.

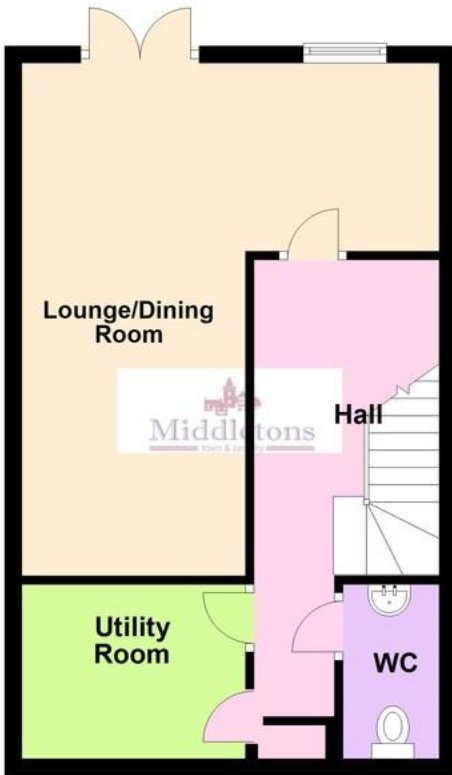
WHAT IS YOUR HOUSE WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



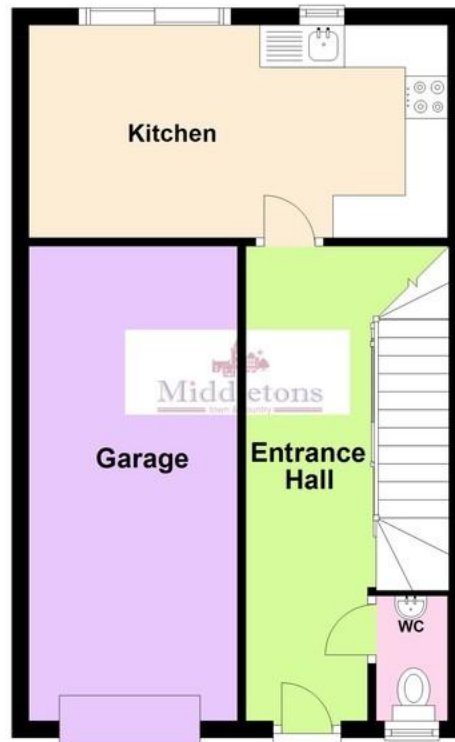




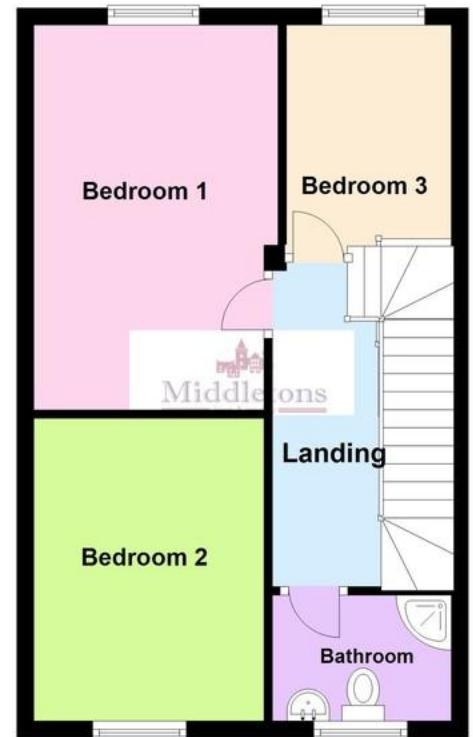
Lower Ground Floor



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) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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THE PROPERTY OMBUDSMAN
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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.