



## HERON CRESCENT, MELTON MOWBRAY

Asking Price Of £389,950

Four Bedrooms

Freehold



DETACHED HOUSE

DRIVEWAY AND GARAGE

TWO ENSUITES

GOOD COMMUTER LINKS

NHBC WARRANTY

UPGRADES THROUGHOUT

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND E

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An excellent opportunity to acquire this four double bedroom detached property built in 2021. Located within the highly regarded Melton Manor development, ideally placed for local primary and secondary schools, close to the town centre and within commuting distance to Grantham, Leicester and Nottingham.

The accommodation on offer comprises; entrance hall, cloakroom, large lounge, open-plan kitchen diner and utility room to the ground floor. Four double bedrooms, two ensuite shower rooms and a family bathroom to the first floor. Outside the property benefits from off road parking, integral garage and a good sized west facing rear garden.

**UPGRADES** The current owner had just over £20,000 worth of upgrades when they purchased including; stain resistant carpet, extra double chrome power sockets and down lights. Smart Minnesota Ash tiled flooring, Quartz work surfaces and splash back. Heavyweight, saxony, stain resistant carpets to the landing and bedrooms, BT point to bedroom four, Rodano Taupe tiles to the bathrooms with heated towel rails and electric shaver sockets.

**ENTRANCE HALL** Part glazed composite door into the entrance hall having stairs rising to the first floor, radiator, tiled flooring and doors off to;

**CLOAKROOM** 3' 0" x 5' 10" (0.92m x 1.79m) Comprising of a close coupled WC and vanity unit wash hand basin, radiator, part tiled walls, extractor fan and tiled flooring.

**LOUNGE** 11' 5" x 20' 4" (3.48m x 6.20m) Spacious and nicely proportioned room having a walk-in bay window to the front aspect, radiator, TV point and carpet flooring.

**KITCHEN/DINER** 20' 10" x 11' 5" (6.36m x 3.49m) Fitted with a modern and generous range of wall base and drawer units with Quartz return work surfaces over, under mount one and a half bowl stainless steel sink with mixer tap over. Integrated appliances to include; AEG gas hob with Quartz splash back and extractor hood over, eye level double oven and grill, fridge freezer and a Zanussi dish washer. Kick board and under unit lighting, USB sockets, inset spot lights, tiled flooring continuing through to the dining area. Window and French doors with side windows to the rear garden, two radiators and door through to the utility room.

**UTILITY ROOM** 5' 8" x 11' 3" (1.75m x 3.45m) Fitted with units and quartz work surfaces in keeping with the main kitchen with an under mount stainless steel sink with mixer tap over, integrated washing machine, space for and under counter fridge, tiled flooring and door to the rear garden.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having a cupboard housing the central heating boiler, loft hatch, carpet flooring and doors off to;

**MASTER BEDROOM** 15' 4" x 13' 1" (4.68m x 4.01m) Having two windows to the front aspect, radiator, inset spotlights, carpet flooring and door to the ensuite shower room.

**ENSUITE** 6' 10" x 5' 8" (2.09m x 1.75m) Fully tiled shower room comprising of a walk-in double shower cubicle, close coupled WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, wall cabinet, extractor fan and electric shaver point.

**BEDROOM TWO** 12' 7" x 13' 5" (3.84m x 4.10m) Having two windows to the front aspect, radiator, carpet flooring and door to the ensuite shower room.

**ENSUITE** 4' 5" x 8' 1" (1.35m x 2.48m) Fully tiled shower room comprising of a walk-in double shower cubicle, close coupled WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, extractor fan and electric shaver point.

**BATHROOM** 6' 3" x 11' 3" (1.92m x 3.43m) Comprising of a panel bath with shower over and glazed shower screen, pedestal wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, electric shaver point, part tiled walls and tiled flooring.

**BEDROOM THREE** 10' 7" x 10' 9" (3.23m x 3.28m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM FOUR** 10' 7" x 9' 2" (3.23m x 2.81m) Currently used as a home office, having a window to the rear aspect, radiator and carpet flooring.

**FRONT GARDEN** Formal lawn with mature shrub bed, tarmac driveway providing ample off road parking leading to the integral garage, outside double electric socket, storm porch and lighting to the front door.

**GARAGE** Having an up and over door, power and light connected.

**REAR GARDEN** West facing garden having a paved seating area adjacent to the house extending to the side gate giving access to the front, garden tap and double electric socket, formal lawn with mature shrubs, brick wall and wood panel fencing to the boundary.

**ESTATE CHARGES** The following charges will apply at this development: Estate charge: Unadopted estate areas will be managed and maintained by Encore Property Management Services and will require a contribution from estate residents. This amount is currently £207 per annum and will be reviewed by Encore Property Management Services annually factoring in previous and projected expenses. Residents will be provided with annual accounts and statements outlining charges.





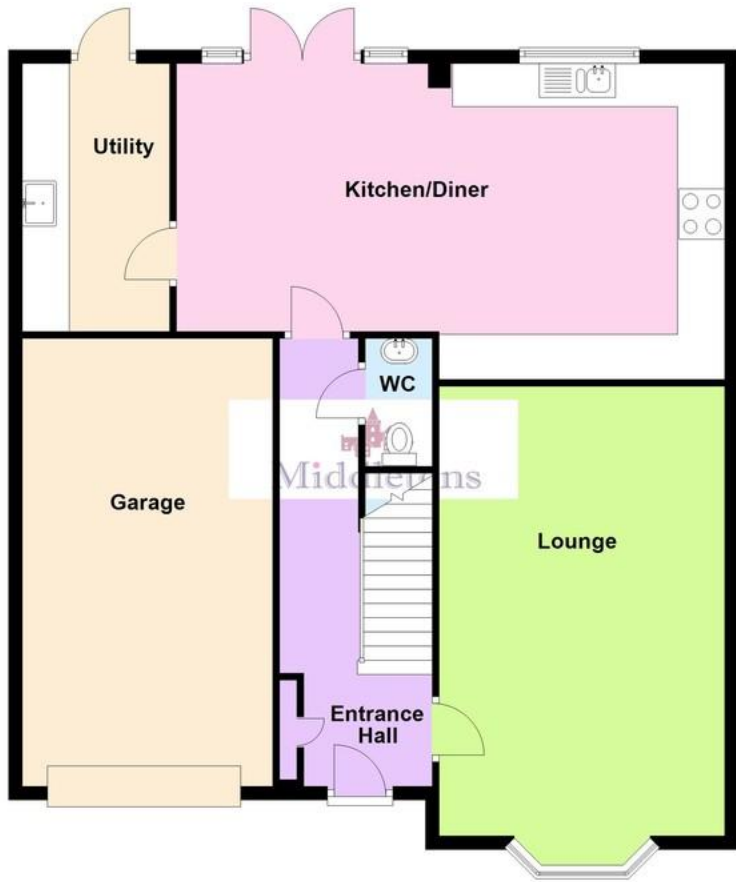




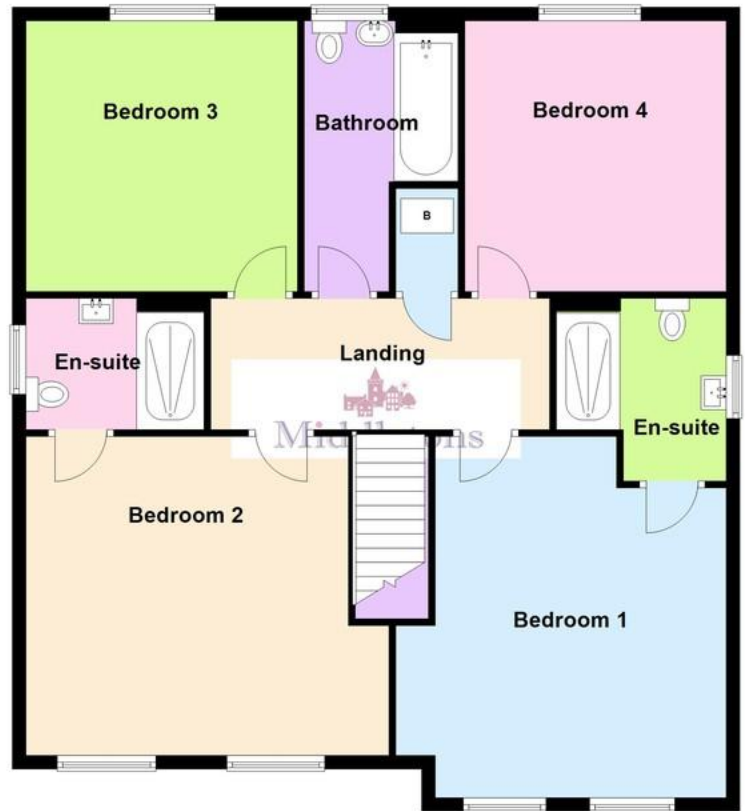




### Ground Floor



### 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) <b>A</b>		93
(81-91) <b>B</b>	84	
(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>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

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