



## BRENTINGBY CLOSE, MELTON MOWBRAY

Asking Price Of £255,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

HALF GARAGE FOR STORAGE

LANDSCAPED GARDEN

LOCAL AMENITIES NEARBY

AMPLE OFF ROAD PARKING

GREAT FIRST TIME BUY

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Having plenty of kerb appeal this attractive three bedroom semi-detached house situated to the south side of Melton Mowbray with close proximity to local schools and amenities.

Having remodelled the ground floor accommodation by using part of the garage, creating a spacious and modern open-plan kitchen diner and large lounge diner with an entrance porch to the front. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from a generous block paved driveway to the front, half garage for handy storage and a landscaped, split level rear garden.

**PORCH** Part glazed composite door into the entrance porch having a window to the side allowing plenty of natural light with a fully glazed door into the lounge allowing the light to flow through.

**LOUNGE/DINER** 12' 1" x 23' 9" (3.69m x 7.25m) Spacious and nicely proportioned room having a dual aspect windows to the front and rear aspects, two radiators, feature beam mantel to the chimney breast, laminate wood flooring and stairs to the first floor landing.

**KITCHEN/DINER** 8' 0" x 23' 5" (2.45m x 7.15m) A great space for the family fitted with a modern range of wall, base and drawer units with return wood worksurfaces and breakfast bar, composite sink and drainer unit with mixer tap over. Integrated appliances include; washing machine, Hotpoint eye level double oven, Cooke and Lewis induction hob and extractor hood. Dual aspect windows to the side and rear aspects, external door to the side, brushed nickel double electric sockets, TV point, laminate wood flooring with under floor heating.

**LANDING** Taking the stairs to the first floor having two built in storage cupboard's, one housing the Worcester Bosch central heating boiler. Access to the loft space and doors off to;

**MASTER BEDROOM** 14' 8" x 12' 1" (4.48m x 3.69m) Having a window to the front aspect, radiator, light dimmer switch and carpet flooring.

**BEDROOM TWO** 11' 9" x 8' 1" (3.59m x 2.48m) Having a window to the front aspect, radiator and carpet flooring.

**BATHROOM** 6' 3" x 7' 4" (1.92m x 2.24m) Comprising of a panel bath with shower riser and glazed shower screen, low flush WC, vanity unit wash hand basin and a heated towel rail. Obscure glazed window, part tiled walls and tiled flooring.

**BEDROOM THREE** 13' 10" x 8' 1" (4.24m x 2.47m) Having a window to the rear aspect, radiator and carpet flooring.

**FRONT ASPECT** Generous block paved driveway providing ample off road parking for several vehicles, courtesy lighting and a gate to the rear garden.

**REAR GARDEN** Landscaped over two levels for easy maintenance. The ground level has a decked seating area, gravel beds with paving stones, garden tap and electrical sockets. Steps up to the raised garden which has a further decked seating area, electrical socket, formal lawn with mature shrubs beds and wood panel fencing to the boundary.

**GARAGE STORE** 8' 6" x 6' 6" (2.6m x 2m) Great storage space for bikes and garden equipment, having an up and over door with lighting.

**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.







## First Floor

## Ground 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) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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**THE PROPERTY OMBUDSMAN**  
 Approved Redress Scheme

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