



BRANSTON CRESCENT, MELTON MOWBRAY

Asking Price Of £210,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

INVESTMENT OPPORTUNITY

LOCAL AMENITIES NEARBY

DRIVEWAY AND GARAGE

WRAP AROUND GARDENS

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Three bedroom semi-detached house situated to the South of Melton Mowbray on a highly popular residential area, within walking distance of local amenities, schools and the town centre. Occupying a corner plot with a private side entrance to the property and offering the possibility of extending to the side subject to planning permissions.

The accommodation on offer comprises, entrance hall, lounge, dining room and kitchen to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off-road parking and a detached brick-built garage. Garden to the front, side paved garden and rear garden.

ENTRANCE HALL Private side pathway to the front door into the entrance hall. Having stairs rising to the first floor landing, radiator, tiled flooring, part glazed door to the lounge.

LOUNGE 13' 2" x 13' 8" (4.03m x 4.18m) Having a window to the front aspect, radiator, feature fireplace with gas fire, laminate wood flooring and opening through to the dining room.

DINING ROOM 8' 10" x 11' 4" (2.71m x 3.46m) Having patio doors to the rear garden, radiator, laminate wood flooring and door through to the kitchen.

KITCHEN 11' 5" x 8' 1" (3.49m x 2.47m) Fitted with a range of wall, base and drawer units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, plumbing for both a washing machine and dishwasher, space for a freestanding cooker with extractor fan above. Dual aspect windows to the side and rear aspects, tiled splash backs and flooring.

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

MASTER BEDROOM 9' 10" x 13' 7" (3.02m x 4.16m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 10' 10" x 10' 0" (3.31m x 3.05m) Having a window to the rear aspect, radiator, airing cupboard and carpet flooring.

BATHROOM 6' 4" x 6' 2" (1.95m x 1.88m) Comprising of a panel bath with shower riser over, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator and tiled flooring.

BEDROOM THREE 6' 5" x 10' 7" (1.96m x 3.25m) Having a window to the front aspect, radiator, over stairs storage cupboard and carpet flooring.

FRONT GARDEN Generous corner plot providing wrap around gardens, the front garden having mature trees and shrubs to the boundary with a raised formal lawn, pathway to the front door and window, gated access to the side garden.

SIDE GARDEN Paved area with garden shed. Wooden picket fence and gate to the rear garden. This area could provide a great opportunity for extending the property subject to planning.

REAR GARDEN Being mainly laid to lawn with a paved pathway adjacent to the house, wood panel fencing to the boundary, personnel door to the garage and gated access to the driveway.

GARAGE AND DRIVEWAY Located to the rear of the property having a drive providing off road parking leading to the garage which has an up and over door, power and light connected and a personnel door to the garden.

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.

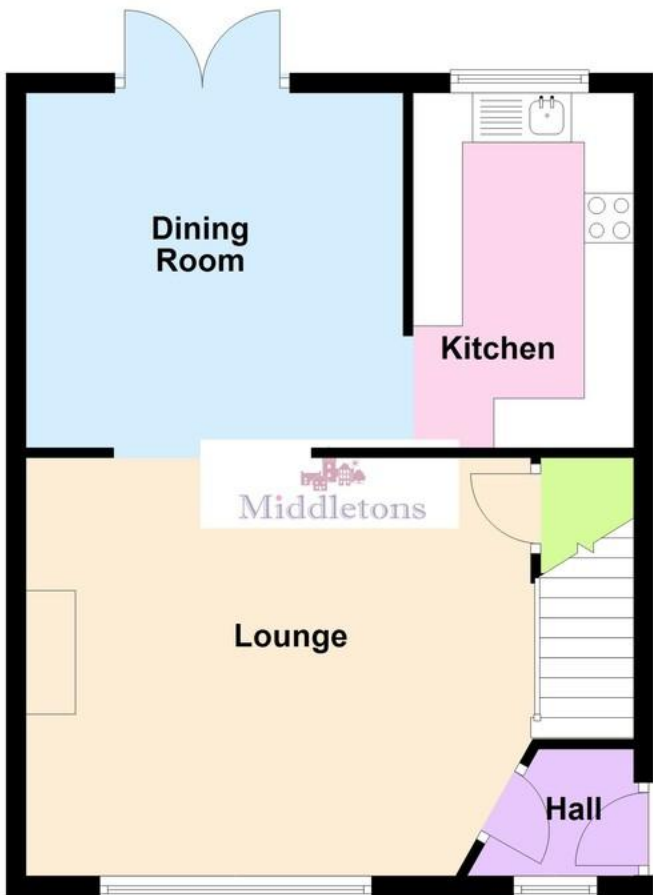
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

01664 566258

www.middletons.uk.com
info@middletons.uk.com

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.