

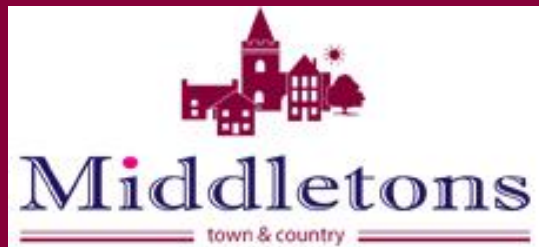


THE CRESCENT, MELTON MOWBRAY

Asking Price Of £225,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

GROUND FLOOR EXTENSION

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

SOUTH FACING GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com





Offered with no upward chain, extended three bedroom semi-detached house situated to the north side of Melton Mowbray. Within walking distance of the town centre and local schools.

The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen and bathroom to the ground floor and three bedrooms to the first floor. Outside the property benefits from off road parking, garage and a south facing rear garden.



ENTRANCE HALL Part glazed door into the entrance hall having stairs rising to the first floor landing, large under stairs cupboard with window, radiator and carpet flooring.

LOUNGE 12' 2" x 11' 9" (3.73m x 3.59m) Having a window to the front aspect, radiator, feature open fireplace with tiled hearth and carpet flooring.

DINING ROOM 11' 1" x 17' 7" (3.4m x 5.38m) A great room for entertaining, having french doors with side windows to the rear garden, radiator, storage cupboards within the chimney breast, ample space for a dining table and sofas, laminate wood flooring and an opening through to the kitchen.

KITCHEN 9' 1" x 10' 0" (2.78m x 3.07m) Fitted with wall, base and drawer units with work surfaces over, stainless steel sink and drainer unit, plumbing for a washing machine, space for a freestanding cooker, integrated fridge and freezer. Window over looking the rear garden, wall mounted Worcester boiler, radiator and tiled flooring.

SHOWER ROOM 5' 7" x 5' 3" (1.71m x 1.62m) Comprising of a corner shower cubicle, vanity unit wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, extractor fan and cushioned vinyl flooring.

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

MAIN BEDROOM 14' 5" x 10' 7" (4.41m x 3.23m) Having two windows to the front aspect, radiator, built in wardrobe, feature fireplace and carpet flooring.

BEDROOM TWO 10' 5" x 10' 2" (3.18m x 3.11m) Having a window to the rear aspect, radiator, feature fireplace and carpet flooring.

BEDROOM THREE 7' 3" x 7' 5" (2.23m x 2.28m) Having a window to the rear aspect, radiator and carpet flooring.

FRONT ASPECT Having a block paved driveway providing ample off road parking, dwarf wall to the boundary.

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

REAR GARDEN Having a block paved patio area adjacent to the house with wrought iron fencing, gate and steps down to a pathway having at lawn to one side and gravel with raised beds to the other, raised seating area and a further shaded seating area to the rear and a garden shed. Wood panel fencing and mature shrubs to 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.



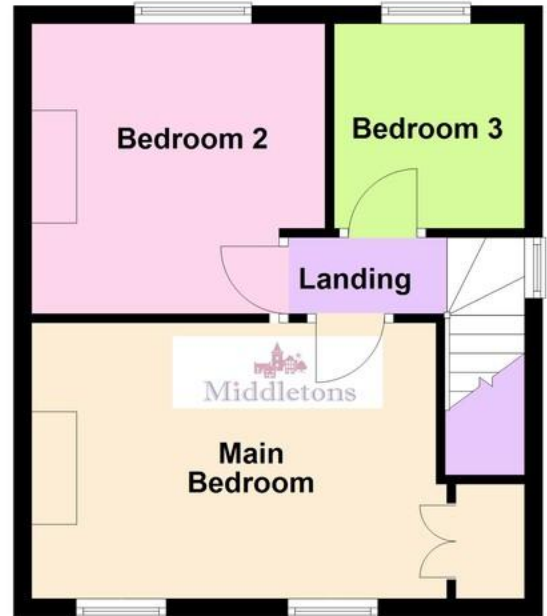




Ground Floor



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		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(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.