



FAIRFIELD CLOSE, MELTON MOWBRAY

Asking Price Of £300,000

Three Bedrooms

Freehold



DETACHED HOUSE

SOLAR PANELS

LANDSCAPED GARDEN

MELTON COUNTRY PARK NEARBY

AMPLE OFF ROAD PARKING

DOWNSTAIRS WC

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Beautifully presented three bedroom detached house situated on a popular estate to the north side of Melton Mowbray. Within close proximity to the Melton Country Park and within walking distance of the John Ferneley college and local amenities.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room, kitchen and conservatory to the ground floor. Three good sized bedrooms and a family shower room to the first floor. Outside the property benefits from ample off road parking and a landscaped rear garden.

ENTRANCE HALL Part glazed door into the entrance hall having stairs rising to the first floor, under stairs storage cupboard, radiator, laminate wood flooring and doors to the cloak room, kitchen and lounge.

CLOAKROOM 3' 6" x 7' 4" (1.09m x 2.25m) Comprising of a low flush WC, wash hand basin, heated towel rail and cushioned vinyl flooring.

LOUNGE 12' 2" x 21' 5" (3.72m x 6.55m) Spacious and nicely proportioned room having a bay window to the front aspect, two radiators, feature fireplace with electric fire, carpet flooring and archway through to the dining room.

DINING ROOM 13' 1" x 11' 10" (4.0m x 3.63m) Having a bay window to the front aspect, radiator and carpet flooring.

KITCHEN 8' 7" x 14' 1" (2.64m x 4.3m) Howdens fitted kitchen comprising of wall, base and drawer units with return work surfaces, Lamona stainless steel sink and drainer unit with mixer tap over. Integrated appliances to include an AEG eye level oven, plate warmer and microwave, AEG induction hob and extractor hood with decorative splash back, Lamona dishwasher and washing machine. Window and door to the conservatory, inset LED spotlights, vertical radiator and vinyl flooring.

CONSERVATORY 20' 6" x 9' 9" (6.25m x 2.98m) Part brick and UPVC glazed construction with French doors opening out onto the garden, electric points, two radiator's, lighting and carpet flooring.

LANDING Taking the return staircase from the entrance hall to the first floor landing having a window to the side aspect, radiator, loft hatch and carpet flooring.

MAIN BEDROOM 11' 7" x 14' 8" (3.55m x 4.48m) Having two windows to the front aspect, radiator, carpet flooring, fitted wardrobes and drawers.

BEDROOM TWO 14' 5" x 8' 5" (4.4m x 2.58m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 11' 1" x 7' 5" (3.39m x 2.28m) Having a window to the rear aspect, radiator and carpet flooring.

SHOWER ROOM 7' 6" x 6' 4" (2.29m x 1.94m) Comprising of a shower cubicle, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, wall units and vinyl flooring.

FRONT ASPECT Block paved driveway providing ample off road parking, paved pathway to the side gate giving access to the front door and rear garden.

REAR GARDEN Landscaped for easy maintenance having gravel beds and decorative paved seating areas, small circular lawn, flower and shrub beds, raised vegetable planters and a garden shed.

SOLAR PANELS The solar panels on this property are leased. Please ask for further details.

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.

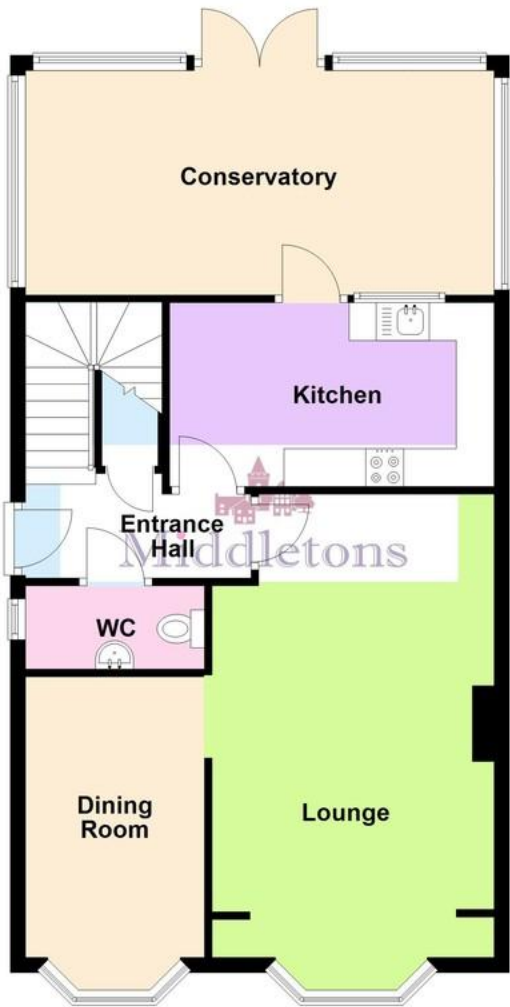
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Ground Floor



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		
(69-80)	C	78	82
(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			

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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.