



## FERNELEY CRESCENT, MELTON MOWBRAY

Asking Price Of £270,000

Three Bedrooms

Freehold



SOUGHT AFTER LOCATION

EXTENDED SEMI DETACHED

GARAGE AND DRIVEWAY

CONSERVATORY

GREAT FAMILY HOME

ENCLOSED REAR GARDEN

THREE BEDROOMS

CLOSE TO MELTON COUNTRY PARK

COUNCIL TAX BAND

01664 566258

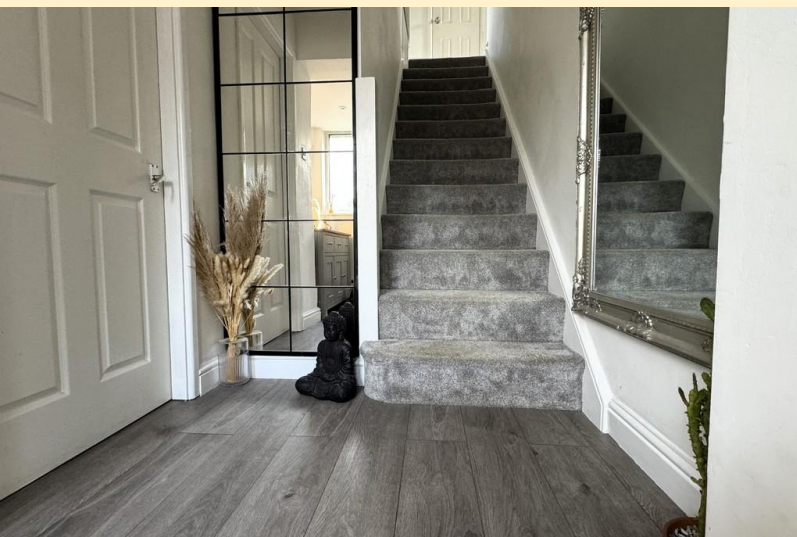
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Beautifully presented, extended, three bedroom, semi-detached family home, located in a popular housing estate situated on the north side of Melton Mowbray within walking distance of the Country Park.

The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen and conservatory to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from a paved driveway, single garage and a garden to the rear.



**ENTRANCE HALL** Front door with glazed side panel into the entrance hall having stairs rising to the first floor landing, laminate wood flooring, radiator and door to;

**LOUNGE** 12' 2" x 20' 7" (3.72m x 6.28m) Having a double glazed window to the front aspect, two radiators, laminate wood flooring, door to the kitchen and opening through to the new dining room extension.

**DINING ROOM** 8' 7" x 13' 7" (2.62m x 4.16m) Newly built extension having French doors to the rear garden, window to the rear aspect, inset LED lighting and laminate wood flooring.

**KITCHEN** 8' 0" x 12' 11" (2.46m x 3.95m) Fitted with a fantastic range of base, wall and drawer units with work surface over, inset stainless steel one and half bowl sink and drainer with mixer tap over and tiled splash backs. Integrated appliances to include; dishwasher, Bosch gas hob with extractor over and a Bosch electric oven. Window the rear aspect, door to the conservatory, inset LED lighting and a tiled floor.

**CONSERVATORY** 7' 10" x 10' 4" (2.41m x 3.15m) Dwarf wall base with double glazed UPVC upper, French doors opening out onto the rear garden, door into garage and tiled flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having an airing cupboard and doors off to:

**MAIN BEDROOM** 12' 3" x 12' 1" (3.75m x 3.69m) Having a window to the front aspect, radiator, fitted wardrobe, TV point and carpet flooring.

**BEDROOM TWO** 11' 10" x 8' 6" (3.61m x 2.6m) Having a window to the front aspect, radiator and carpet flooring,

**BEDROOM THREE** 8' 7" x 7' 9" (2.63m x 2.38m) Having a window to the rear aspect, radiator, built in cupboard and carpet flooring,

**BATHROOM** 7' 11" x 8' 3" (2.42m x 2.53m) Comprising of a freestanding bath with handheld shower attachment, separate shower cubicle, pedestal wash hand basin, low flush WC, radiator, shaver point, part tile walls and an obscure glazed window.

**FRONT ASPECT** Having a paved driveway providing ample off road parking, access to the garage and a gate through to the rear garden.

**GARAGE** 16' 7" x 8' 10" (5.06m x 2.70m) Having an up and over door, power and light connected, plumbing for a washing machine and laminate wood flooring.

**REAR GARDEN** Extremely private rear garden, having a paved patio, formal lawn with flower beds, hedging and panel fencing 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.

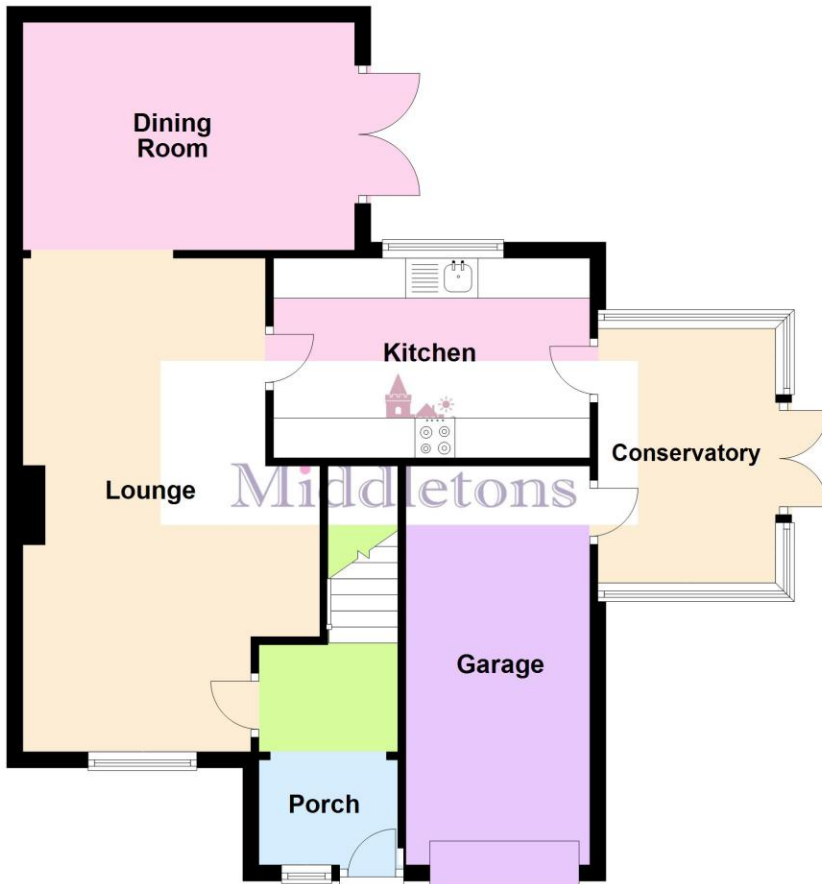
**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



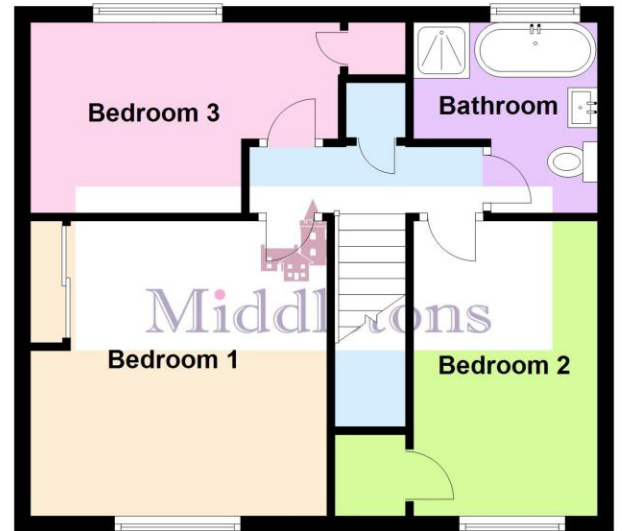




## Ground Floor



## 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.