



BROWNING CLOSE, MELTON MOWBRAY

Asking Price Of £274,950

Three Bedrooms

Freehold



EXTENDED SEMI-DETACHED

DOWNSTAIRS WC

ENSUITE SHOWER ROOM

GOOD COMMUTER LINKS

OFF ROAD PARKING

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Extended semi-detached house situated to the north side of Melton Mowbray. Within walking distance of the John Ferneley college and Melton country park.

The accommodation on offer comprises of; porch, entrance hall, lounge, dining room, study, kitchen, utility room and cloak room to the ground floor. Three bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from generous off road parking, small garage store and a landscaped rear garden.



PORCH 4' 2" x 3' 8" (1.27m x 1.12m) Part glazed front door into the porch having a tiled floor, vertical radiator and a part glazed door into the entrance hall.

ENTRANCE HALL Having stairs rising to the first floor landing, radiator, tiled floor, LED lighting, fitted cupboard and doors off to;

LOUNGE 13' 6" x 10' 6" (4.11m x 3.2m) Nicely proportioned room having a window to the front aspect, radiator, recess with beam mantel and carpet flooring.

STUDY 10' 3" x 7' 3" (3.12m x 2.21m) Converted from the former garage this room could have multiple uses. Having a large skylight allowing plenty of natural light, LED lighting, under stair storage cupboard, vertical radiator and carpet flooring.

DINING ROOM 16' 9" x 8' 4" (5.11m x 2.54m) Having a window to the rear garden, vertical radiator, under-stairs storage cupboard, tiled flooring, underfloor heating, door to the utility room and an archway through to the kitchen.

KITCHEN 10' 8" x 8' 7" (3.25m x 2.62m) Fitted with a modern range of wall, base and drawer units with work surfaces over with composite sink and drainer unit. Integrated appliances to include; dish washer, fridge freezer, wine fridge, AEG microwave, eye level AEG double oven, induction hob and extractor hood. Having a window and french doors leading out to the rear garden, tiled floor with under floor heating.

UTILITY ROOM 9' 9" x 7' 3" (2.97m x 2.21m) Fitted with wall units, work surfaces with a circular sink with tiled splash back, plumbing for a washing machine, space for a tumble dryer and under counter fridge, floor to ceiling storage cupboard, LED lighting, vertical radiator, door to the cloak room and an external door to the garden.

CLOAKROOM Comprising of a low flush WC and a wall mounted wash hand basin with tiled splash back, obscure glazed window, radiator, LED lighting and tiled flooring.

LANDING Taking the stairs from the entrance hall having an obscure glazed window to the side aspect, built in over stairs cupboard, hatch with a pull down loft ladder providing access to a generous sized and part boarded loft area which has light connected.

BEDROOM ONE 12' 1" x 9' 9" (3.68m x 2.97m) Having a window to the front aspect, radiator, carpet flooring and door to the ensuite shower room.

ENSUITE 7' 2" x 2' 6" (2.18m x 0.76m) Comprising of a low flush WC, shower cubicle and a vanity unit wash hand basin with tiled splash backs. Extractor fan, LED lighting and a tiled floor.

BEDROOM TWO 10' 6" x 6' 10" (3.2m x 2.08m) Having a window over looking the rear garden, radiator and carpet flooring.

BATHROOM 6' 7" x 5' 9" (2.01m x 1.75m) Comprising of a paneled bath with a shower over and glazed shower screen, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, extractor fan, tiled walls and vinyl flooring.

BEDROOM THREE 7' 6" x 6' 7" (2.29m x 2.01m) Having a window to the front aspect, radiator, carpet flooring, built-in storage comprising of shelves, hanging space and drawers. .

FRONT ASPECT Generous gravel driveway providing ample off road parking, wheelie bin storage, mature shrub bed and access to the garage store ideal for keeping bikes and gardening equipment safe. Courtesy lighting, outside tap and outside electrical sockets to the front of the store.

REAR GARDEN Having an under cover patio area with bar providing a great outdoor space all year round with courtesy lighting, outdoor tap and electric points. Formal lawn with further patio paving and decked seating areas to the rear with a large garden shed. Wood panel fencing secures 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.



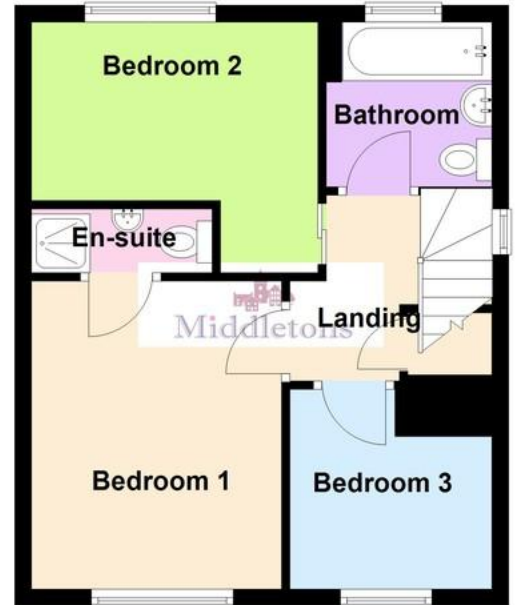




Ground Floor



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		
(92-100) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.