



GLOUCESTER CRESCENT, MELTON MOWBRAY

Asking Price Of £375,000

Two Bedrooms

Freehold



DETACHED HOUSE

CORNER PLOT

CONSERVATORY

LOCAL AMENITIES NEARBY

DRIVEWAY AND GARAGE

CHARACTER PROPERTY

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Character two bedroom detached house situated to the south side of Melton Mowbray on a much sought after residential area convenient for both primary and secondary schools, local amenities and Melton Mowbray town centre.

The property has recently been rewired throughout and has a newly fitted four piece bathroom. The accommodation on offer comprises; entrance hall, cloakroom, lounge diner, kitchen, conservatory and study to the ground floor. Two bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, garage and landscaped front and rear gardens.

ENTRANCE HALL Solid wood door into the spacious entrance hall having a return staircase rising to the first floor landing, window to the front aspect, parquet wood flooring, coir door mat and doors off to the cloakroom, lounge and kitchen.

CLOAKROOM 2' 2" x 4' 6" (0.68m x 1.39m) Comprising of a low flush WC, storage cupboard housing the utility meters and an obscure glazed window.

LOUNGE/DINER 22' 9" x 14' 0" (6.94m x 4.28m) Generous reception room with triple aspect windows allowing plenty of natural light, two radiators, custom made brick open-fireplace, door to the conservatory and Parquet wood flooring,

KITCHEN 9' 3" x 9' 4" (2.83m x 2.86m) Fitted with a modern range of wall base and drawer units with work surfaces over, one and a half bowl stainless steel sink and drainer unit, space and plumbing for a washing machine, space for an under counter fridge, integrated double oven and grill with a ceramic hob. Window to the side aspect, tiled floor and doors off to the conservatory and study.

CONSERVATORY 13' 2" x 14' 2" (4.03m x 4.33m) A great space to enjoy the garden all year round, being of wooden framed and double glazed construction, part glazed door to the garden, laminate wood flooring, power sockets and lighting.

STUDY 5' 11" x 8' 4" (1.82m x 2.56m) Having a window to the rear aspect, radiator and laminate wood flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a dormer window to front aspect, further glass stained window to the side, wall mounted 'Worcester' boiler and a built in airing cupboard which houses the hot water cylinder.

BEDROOM ONE 14' 0" x 12' 0" (4.28m x 3.66m) Generous triple aspect bedroom making it very bright and airy, radiator, fitted wardrobes and carpet flooring.

BEDROOM TWO 10' 7" x 9' 7" (3.23m x 2.94m) Having a window over looking the garden, radiator and carpet flooring.

BATHROOM 6' 1" x 9' 4" (1.86m x 2.86m) Newly fitted four piece suite comprising of a shower cubicle, panel bath, low flush WC and a vanity unit wash hand basin. Obscure glazed window, radiator and laminate wood flooring.

FRONT GARDEN Established garden which has two lawn areas with well stocked flower and shrub borders. Block paved drive providing ample off road parking, garage, side gated access to the rear garden, outside tap and courtesy lighting.

GARAGE 15' 9" x 8' 1" (4.81m x 2.48m) Detached brick built garage with double doors to the front, power and light connected, window to the side and a personnel door to the rear.

REAR GARDEN Having a paved patio area adjacent to the house, formal lawn with a gravel bed border, mature shrub beds, gravelled seating area to the top of the garden making the most of the days sun.

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.









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 | 64 | |
| (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
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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.