



HEATHER CRESCENT, MELTON MOWBRAY

Asking Price Of £395,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

ENSUITE SHOWER ROOM

CLOSE TO LOCAL AMENITIES

AMPLE OFF ROAD PARKING

CHAIN FREE

LOCAL SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Offered with no upward chain

Nicely presented four bedroom detached house occupying a south facing plot situated on the popular Kirby fields estate within walking distance of local amenities and schools.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, conservatory, kitchen diner, utility room and store from created from the former garage. Four double bedrooms, one ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a south facing, landscaped rear garden.

ENTRANCE HALL Glazed door with side panels into the porch having a part glazed external door into the entrance hall. Having stairs rising to the first floor, under stairs storage cupboard, radiator, Karndean flooring and doors off to;

CLOAKROOM 2' 10" x 6' 2" (0.88m x 1.88m) Comprising of a low flush WC, wall mounted wash hand basin, radiator, Karndean flooring and an obscure glazed window.

LOUNGE 17' 7" x 11' 6" (5.36m x 3.52m) Nicely proportioned reception room having a window overlooking the rear garden, patio doors to the conservatory, two radiators, feature fireplace with gas fire, carpet flooring and French doors to the dining room.

CONSERVATORY 11' 3" x 10' 0" (3.43m x 3.06m) Having French doors opening out onto the garden, fitted Venetian blinds to the windows, central ceiling fan and tiled flooring.

KITCHEN/DINER 25' 5" x 11' 5" (7.75m x 3.48m) Fitted with a modern range of wall, base and drawer units with wooden work surfaces over, one and a half bowl composite sink and drainer unit, plumbing for a dishwasher and space for an under counter fridge. Integrated Zanussi double oven and gas hob with extractor hood over. Combi boiler, window to the front aspect, tiled flooring continuing through to the dining area. Having ample room for a full sized dining table, French doors to the rear garden, external door to the side, vertical radiator and French doors to the lounge.

UTILITY ROOM 10' 9" x 9' 2" (3.28m x 2.8m) Fitted with wall and base units with work surface over, stainless steel sink, plumbing for a washing machine, ample room for further white goods, laminate wood flooring and door through to the store room.

STORAGE 7' 11" x 6' 7" (2.42m x 2.02m) Part of the former garage providing a great space for storage or even as a home office.

LANDING Taking the stairs from the entrance hall to the first floor landing having a built in airing cupboard, loft hatch, doors to:

BEDROOM ONE 11' 5" x 11' 8" (3.49m x 3.58m) Generous sized double bedroom having a window to the front aspect, radiator, fitted wardrobes along one wall, carpet flooring and a door to the ensuite shower room.

ENSUITE 7' 5" x 5' 10" (2.27m x 1.8m) Comprising of a low flush WC, vanity unit wash hand basin with storage, shower cubicle and a heated towel rail. Obscure glazed window, tiled splash areas and laminate wood flooring.

BEDROOM TWO 11' 11" x 9' 10" (3.65m x 3.01m) Double bedroom with a window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 9' 5" x 9' 11" (2.88m x 3.04m) Double bedroom with a window to the rear aspect, radiator and laminate wood flooring.

BEDROOM FOUR 11' 5" x 7' 10" (3.49m x 2.39m) Double bedroom with a window to the rear aspect, radiator and carpet flooring.

BATHROOM 7' 4" x 6' 11" (2.26m x 2.12m) Comprising of a low flush WC, pedestal wash hand basin and a 'P' shaped panelled bath with a Mira shower over and glazed screen. Obscure glazed window with fitted roller blind, electric shaver points, extractor fan and tiled walls and flooring.

FRONT GARDEN Having a block paved driveway with gravel bed to the side providing ample off road parking, paved pathway to the side gate leading to the rear garden.

REAR GARDEN Landscaped south facing garden having a paved patio adjacent to the house continuing along side the formal raised lawn with a stepping stone footpath to a decked seating area with pergola. Garden tap, electric sockets and a garden shed, wood panel fencing secures the boundary.

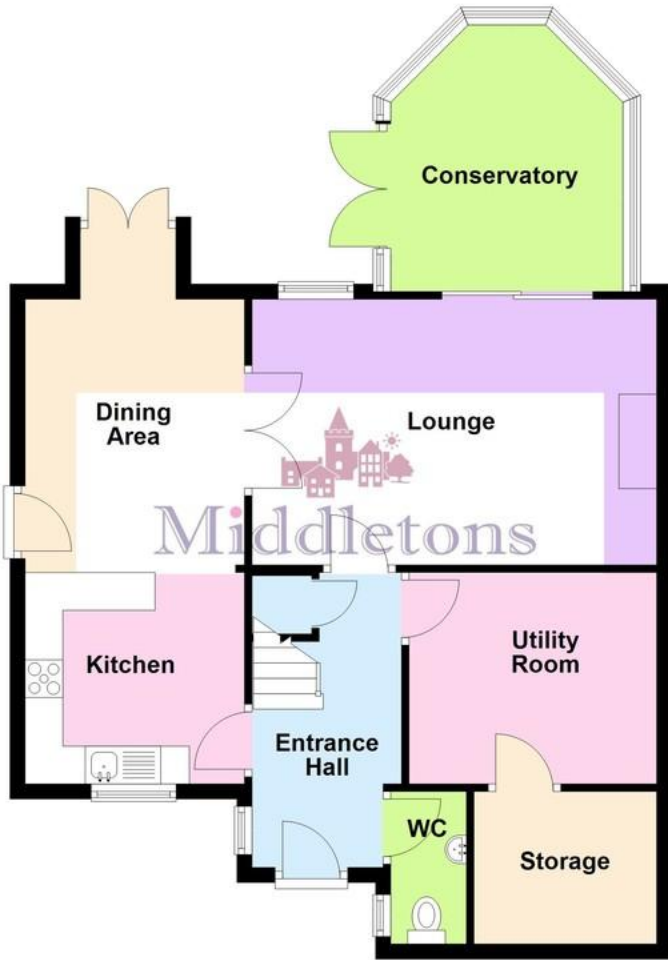
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Ground Floor



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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(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.