



BROWNING CLOSE, MELTON MOWBRAY

£265,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

OPEN-PLAN KITCHEN DINER

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

PRIVATE REAR GARDEN

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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This three-bedroom semi-detached property is situated in a desirable area on the north side of Melton Mowbray, conveniently close to John Ferneley College and Melton Country Park.

The accommodation on offer comprises; porch, entrance hall, lounge, open plan kitchen/diner and WC to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, integral garage and a private landscaped rear garden.



PORCH UPVC glazed porch with a glazed floor into the entrance hall.

ENTRANCE HALL Having stairs rising to the first floor, built-in cupboard, radiator, laminate wood flooring and doors off to;

LOUNGE 16' 0" x 11' 1" (4.9m x 3.4m) Having a window to front aspect with fitted blind, TV point, feature fireplace with a gas fire, radiator, carpet flooring and bi-fold doors leading into the dining area.

DINING AREA 9' 2" x 8' 6" (2.8m x 2.6m) Having patio doors opening out onto the rear garden making a great entertaining space, radiator and laminate wood flooring.

KITCHEN 16' 0" x 9' 2" (4.9m x 2.8m) Fitted with a modern range of wall, base and drawer units with work surfaces over, stainless steel sink and drainer with mixer tap, breakfast bar, integrated dishwasher, electric oven and hob with extractor hood over, Two windows with roller blinds and an external door to the rear garden, personnel door to the garage, door to the WC, under stairs storage cupboard and laminate tiled flooring.

WC Comprising of a low flush WC and a wall mounted wash hand basin.

LANDING Taking the stairs to the first floor having a window to the side aspect, loft hatch to the partly boarded loft space.

BEDROOM ONE 11' 1" x 10' 5" (3.4m x 3.2m) Having a window to the rear aspect, built-in wardrobes, radiator, airing cupboard and carpet flooring.

BEDROOM TWO 11' 1" x 10' 5" (3.4m x 3.2m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 7' 10" x 7' 2" (2.4m x 2.2m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 7' 2" x 5' 4" (2.2m x 1.65m) Comprising of a panel bath with shower over, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, part tiled walls and tiled flooring.

FRONT ASPECT Block paved driveway providing ample off road parking.

GARAGE 16' 7" x 12' 2" (5.08m x 3.71m) Having an up and over door, power and lighting, plumbing for a washing machine and a personnel door to the kitchen.

REAR GARDEN East facing private garden having a raised patio adjacent to the house with garden tap, steps down to a pathway which leads to a further paved patio area with garden shed, formal and slate beds with wood 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.

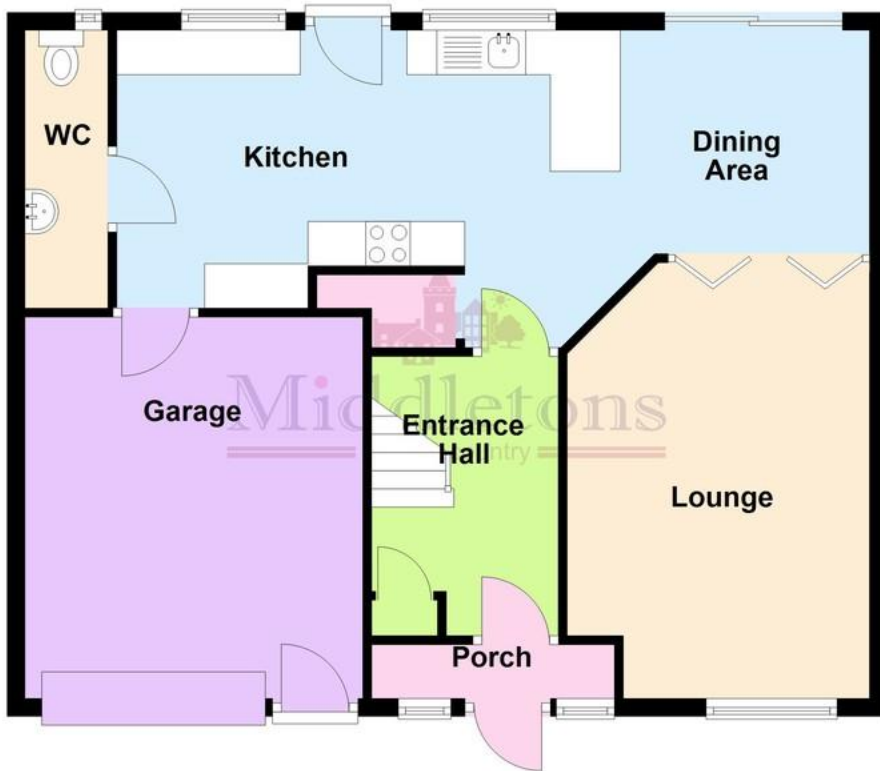
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



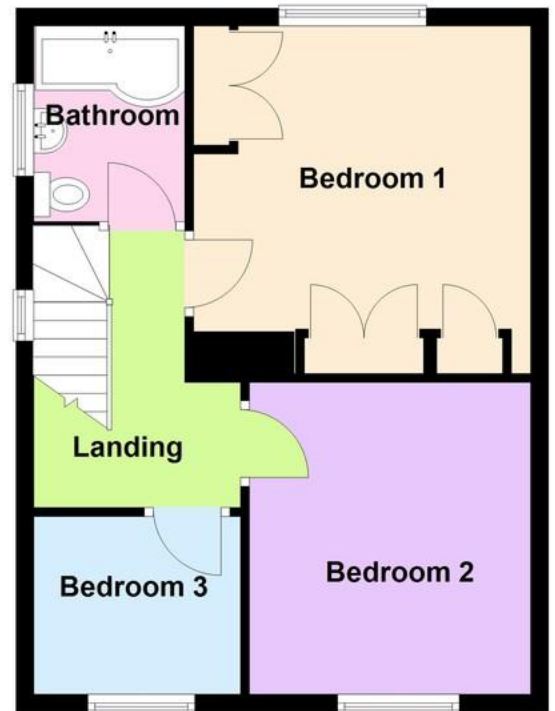




Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		