



BARKER CRESCENT, MELTON MOWBRAY

Asking Price Of £199,950

Three Bedrooms

Freehold



SEMI-DETACHED

THREE BEDROOMS

KITCHEN DINER

LOCAL AMENITIES NEARBY

OFF ROAD PARKING

GENEROUS GARDENS

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Great first time buyer opportunity, three bedroom semi-detached house is located in on the south side of Melton Mowbray, ideally located within walking distance to local amenities and schools.

The accommodation on offer comprises; entrance hall, lounge, dining room and breakfast kitchen to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a generous rear garden.

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

LOUNGE 14' 8" x 12' 10" (4.48m x 3.93m) Having a window to the front aspect and archway through to the dining room, radiator, chimney breast with in-set log burning stove on a slat hearth and laminate wood flooring.

DINING ROOM 7' 11" x 7' 11" (2.42m x 2.42m) Having patio doors to the rear garden, radiator, carpet flooring and a door through to the kitchen.

KITCHEN/BREAKFAST ROOM 11' 10" x 10' 7" (3.62m x 3.24m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, tiled splash backs, space and plumbing for a washing machine. Integrated electric oven, hob and extractor hood. Window over looking the rear garden, external door to the side storage area, under stairs storage cupboard, Ideal logic central heating boiler, radiator and laminate wood flooring.

LANDING Taking the stairs to the first floor landing having a window to the side aspect, airing cupboard, hatch to the part boarded loft space and doors off to;

BEDROOM ONE 10' 7" x 11' 8" (3.23m x 3.58m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM TWO 10' 6" x 11' 1" (3.22m x 3.4m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 7' 2" x 9' 5" (2.2m x 2.89m) Having a window to the front aspect, radiator.

BATHROOM 5' 6" x 8' 9" (1.7m x 2.68m) Comprising of a panel bath with a Triton shower over, pedestal wash hand basin and a low flush WC. Dual aspect obscure glazed windows with fitted blinds, radiator, tiled splash areas and vinyl flooring.

FRONT ASPECT Having off road parking for one vehicle, formal lawn with shrub borders and gated access to the side storage shed.

REAR GARDEN Having a patio adjacent to the house with garden tap, formal lawn with pathway to one side giving access to the rear of the garden which has mature trees with wood panel fencing to the boundary.

STORAGE Having gated access to the front and rear gardens and a door to the kitchen.

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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.