

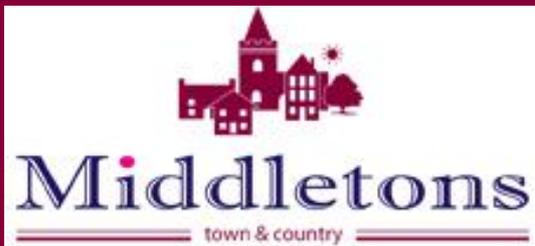


BROWNLOW CRESCENT, MELTON MOWBRAY

Asking Price Of £229,950

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

GOOD SIZED GARDEN

CLOSE TO LOCAL AMENITIES

GARAGE AND DRIVEWAY

OPEN-PLAN LIVING

LOCAL SCHOOLS NEARBY

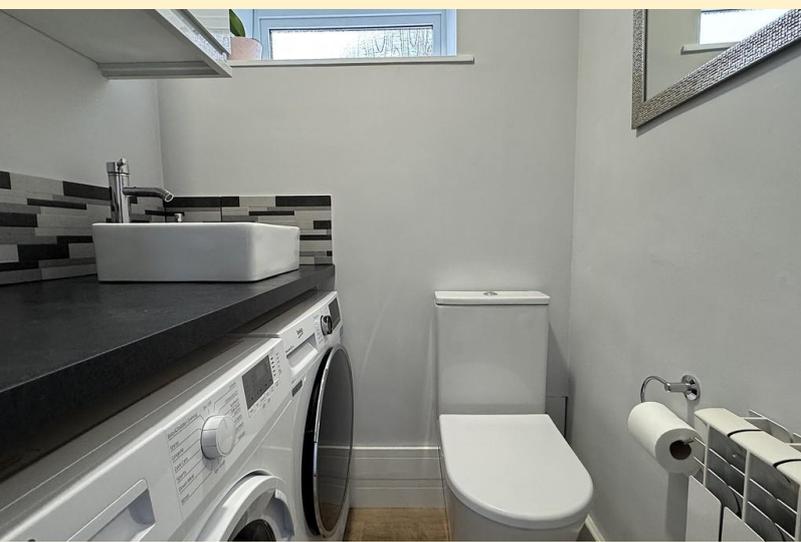
SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Offered with no onward chain, this beautifully presented three bedroom semi-detached house is situated to the south side of Melton Mowbray. Within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, utility/WC, and an open-plan lounge diner and breakfast kitchen. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from generous off road parking, garage and a good sized landscaped back garden.

ENTRANCE HALL Spacious entrance hall with stairs rising to the first floor. Large under stairs storage cupboard with a fitted storage system for coats and shoes, vertical flat panel radiator, Kardean flooring and doors off to the cloakroom and lounge.

UTILITY ROOM/WC 4' 9" x 4' 0" (1.45m x 1.23m) Comprising of a wall mounted cupboard, fitted worktop with wash hand basin, space and plumbing a washing machine and tumble dryer, low flush W.C, tiled splash areas and Kardean flooring.

LOUNGE DINER 11' 1" x 21' 8" (3.39m x 6.61m) An inviting open- plan lounge-diner featuring a front-facing window and patio doors to the rear garden, both fitted with sleek blinds to control light and privacy. This generous dual- aspect layout creates a bright, versatile space ideal for relaxing or entertaining. The room includes two radiators, a TV aerial point, and Kardean flooring that flows seamlessly through to the kitchen.

KITCHEN/BREAKFAST ROOM 9' 8" x 11' 5" (2.97m x 3.5m) Fitted with a sleek range of wall, base and drawer units topped with work surfaces, breakfast bar, stainless steel sink and drainer with mixer tap over, housing for an American fridge freezer, . Integrated Indesit electric cooker, Samsung induction hob with extractor over, dishwasher and an integrated microwave. Tiled walls, inset LED lighting, window and external door to the rear garden.

LANDING Taking the stairs to the first floor having a window to the side aspect, loft access hatch with pulled down ladder. (Combi boiler is situated in the attic space).

BEDROOM ONE 12' 6" x 11' 3" (3.83m x 3.45m) Double bedroom with a rear facing window with fitted blind, radiator, built in mirrored wardrobe and carpet flooring.

BEDROOM TWO 9' 3" x 11' 3" (2.82m x 3.43m) Having a front facing window with fitted blind, radiator, built in mirrored wardrobe and carpet flooring.

BEDROOM THREE 7' 11" x 11' 2" (2.43m x 3.41m) Having a rear facing window with fitted blind, radiator, built-in shelving and drawers and laminate wood flooring.

BATHROOM 4' 9" x 9' 2" (1.45m x 2.8m) Comprising of a panel bath with a waterfall shower over complimented with a glazed shower screen, low flush WC, vanity unit wash hand basin with drawer storage and a heated towel rail. Obscure glazed window for privacy, extractor fan, fully tiled walls and floor.

FRONT ASPECT Hard landscaped for easy maintenance and providing generous off road parking. Access to the garage and side gate to the rear garden.

GARAGE Having a manual up and over door, power and light connected.

REAR GARDEN Having a paved patio adjacent to the house and extending down the garden framing the lawn. Mature shrubs to the borders, Garden tap and a trampoline space to the rear of the garage.

AGENTS NOTE TENURE Freehold. 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.

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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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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

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