



## **ROBIN CRESCENT, MELTON MOWBRAY**

**Asking Price Of £130,000**

**One Bedrooms**

**Freehold**



**QUARTER HOUSE**

**GREAT FIRST TIME BUY**

**FRONT AND REAR GARDENS**

**GOOD COMMUTER LINKS**

**CHAIN FREE**

**ONE DOUBLE BEDROOM**

**LOCAL AMENITIES NEARBY**

**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND A**

**01664 566258**

**info@middletons.uk.com**





A great opportunity to get a foot on the property ladder with this one bedroom quarter house offered with no onward chain. Situated to the south side of Melton Mowbray. Within close proximity to local schools, amenities and the town centre.

The accommodation comprises; lounge and kitchen to the ground floor, a double bedroom and bathroom to the first floor. Outside the property benefits from off road parking and a good sized garden.



**LOUNGE** 8' 11" x 15' 8" (2.72m x 4.78m Max) Entering into the lounge which has two dual aspect windows allowing plenty of natural light and fitted with blinds for privacy, radiator, spiral staircase to the first floor, TV aerial point and carpet flooring.

**KITCHEN** 6' 5" x 6' 2" (1.96m x 1.88m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, tiled splash backs, stainless steel sink and drainer unit. Integrated washing machine, Bosch electric oven and gas hob with extractor hood over. Window over looking the garden and vinyl flooring.

**LANDING** Taking the spiral stairs to the first floor with doors off to;

**BEDROOM** 8' 2" x 12' 7" (2.49m x 3.86m) Having dual aspect windows fitted with blinds for privacy, radiator, airing cupboard housing the Ideal central heating boiler, built-in wardrobe and carpet flooring.

**BATHROOM** 6' 2" x 7' 3" (1.9m x 2.22m) Comprising of a panel bath with shower over, pedestal wash hand basin, low flush WC and a heated towel rail Obscure glazed window fitted with a blind for privacy, part tiled walls and vinyl flooring.

**GARDEN** Having a paved pathway to the front door flanked by formal lawns, paved patio seating area to the side and a garden shed with a further lawn bordered by mature trees.

**OFF ROAD PARKING** Beyond the garden is a residents carpark providing ample off road parking.

**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.

**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.

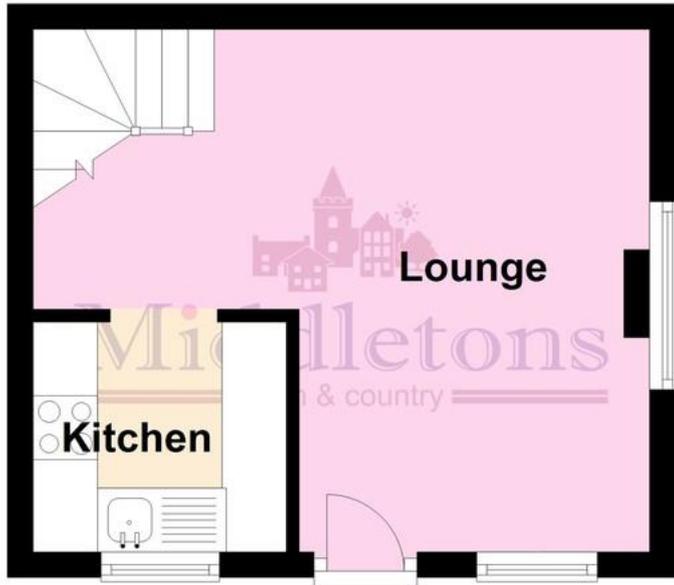
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## Ground Floor



## First Floor



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

Plan produced using PlanUp.

EPC TO FOLLOW

**01664 566258**

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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.