



## BAILEY CRESCENT, MELTON MOWBRAY

Asking Price Of £429,950

Four Bedrooms

Freehold



DETACHED HOUSE

UPGRADES ON FLOORING/LIGHTING

LANDSCAPED GARDEN

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

HOME OFFICE/STUDY

LOCAL SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND E

01664 566258

[info@middletons.uk.com](mailto:info@middletons.uk.com)





Beautifully presented four bedroom modern family home is situated on the new Roman Gate Bellway Development. Within close proximity to local schools, amenities and the town centre with excellent commuter links to Leicester, Loughborough and Newark.

The well appointed accommodation has numerous upgrades throughout including porcelain tiled floors, luxury carpets and underlay and spot lighting. Comprises; entrance hall, cloakroom, lounge, study, modern open-plan dining kitchen and utility room to the ground floor. Four good sized bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage elevated views and a good sized rear garden which has been professionally landscaped.

**ENTRANCE HALL** Composite door with an obscure glazed side panel into the entrance hall having stairs rising to the first floor, under stairs storage cupboard, porcelain tiled flooring, radiator and doors off to;

**CLOAKROOM** Comprising of a close coupled WC with push button dual flush, pedestal wash hand basin, fitted towel rail, radiator, half tiled walls and porcelain tiled floor.

**LOUNGE** 17' 10" x 11' 1" (5.45m x 3.38m) A spacious and nicely proportioned room having a window to the front aspect, radiator, central pendant, inset spot lights, TV aerial point and carpet flooring.

**STUDY/HOME OFFICE** 9' 11" x 8' 3" (3.03m x 2.54m) Having a window to the front aspect, radiator, central pendant, inset spot lights and carpet flooring.

**KITCHEN** 12' 2" x 10' 9" (3.71m x 3.29m) Open-plan to the family/dining room, fitted with a stylish range of wall, base and drawer units topped with return work surfaces, one and a half bowl stainless steel sink with mixer tap over. Integrated appliances include an Zanussi fridge freezer, dishwasher, eye level double oven and induction hob with extractor hood over. Window over looking the rear garden, inset spot lights and porcelain tiled floor.

**FAMILY/DINING ROOM** 15' 1" x 10' 9" (4.62m x 3.29m) A great space to entertain or relax with the family, having French doors to the rear patio, radiator, inset spotlights and a continuation of the porcelain tiled floor.

**UTILITY ROOM** 5' 9" x 5' 7" (1.77m x 1.71m) Fitted with a wall and base unit, the wall unit concealing the central heating boiler. Integrated Hoover 9kg washing machine. Radiator, porcelain tiled flooring and an external door to the side.

**LANDING** Taking the stairs to the first floor landing having a hatch with pull down ladder to the boarded and lit loft space, airing cupboard, radiator, carpet flooring and doors off to;

**BEDROOM ONE** 16' 1" x 11' 1" (4.92m x 3.38m) Having a window to the front aspect, radiator, fitted wardrobes, central pendant, inset spot lights, carpet flooring and a door to the ensuite.

**ENSUITE** 7' 5" x 7' 3" (2.27m x 2.22m) Comprising of a shower cubicle, low flush WC, vanity unit wash hand basin and a heated towel rail. Obscure glazed window, part tiled walls, inset spot lights and porcelain tiled floor.

**BEDROOM TWO** 12' 8" x 11' 1" (3.88m x 3.38m) Having a window to the rear aspect, radiator, fitted wardrobes, central pendant, inset spot lights and carpet flooring.

**BEDROOM THREE** 16' 6" x 8' 3" (5.03 max m x 2.54m) Having a window to the front aspect, radiator, central pendant, inset spot lights, fitted wardrobes and carpet flooring.

**BEDROOM FOUR** 9' 0" x 9' 0" (2.76m x 2.75m) Having a window to the rear aspect, radiator, fitted wardrobe, central pendant, inset spot lights and carpet flooring.

**BATHROOM** 9' 0" x 6' 7" (2.76m x 2.02m) Comprising of a panel bath with shower riser over and glazed shower screen,

**FRONT ASPECT** Having a small formal lawn to the front with mature shrubs to the border, pathway to the storm porch, side driveway providing ample off road parking and leading to the garage with courtesy lighting, gated access to the rear garden.

**GARAGE** Having a manual up and over door, electric and lighting with courtesy lighting to the outside.

**REAR GARDEN** Having one of the largest plots on the new development this south facing garden has been beautifully landscaped with an extensive porcelain patio adjacent to the house featuring a pergola structure from which decorative lights or baskets can be suspended. Garden tap and courtesy lighting, garden bed with lavender and ornamental grasses add a touch of color to the area. Steps up to a well maintained, two tier lawn with gravel borders and mature shrub. Modern solid wood pergola on a porcelain base providing shade or shelter from the elements.

**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.







### 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+	<b>A</b>		<b>94 A</b>
81-91	<b>B</b>	<b>86 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		