





ENTRANCE HALL

Access via a uPVC door to the front aspect, double glazed window to the rear aspect and door leading through to the Lounge.

LOUNGE/DINER

16' 6" x 11' 11" (5.03m x 3.63m) Good size living space with large double glazed window to the front aspect, radiator, understair storage cupboard, stairs rising to the first floor and doors to the Kitchen and entrance hall.

KITCHEN

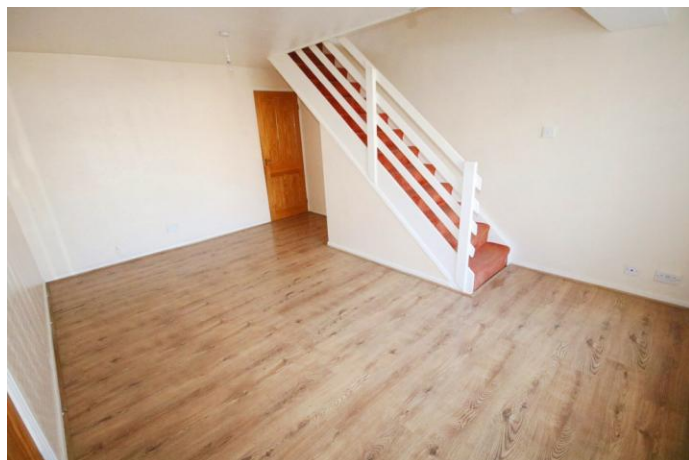
11' 11" x 11' 5" (3.63m x 3.48m) With double glazed window to the side aspect, uPVC door leading to the rear garden, radiator, wall and base units with roll top work surfaces over, inset stainless steel sink with drainer, integrated oven, four ring hob with extractor hood over, tiled splash backs, space and plumbing for white goods and gas central heating boiler.

LANDING

Stairs rising from the Lounge to the first floor with loft hatch and doors which open up to both bedrooms and bathroom.

BEDROOM ONE

11' 11" x 9' 1" (3.63m x 2.77m) Double bedroom with double glazed window to the rear aspect and single radiator.



BEDROOM TWO

11' 11" x 9' 7" (3.63m x 2.92m) Double bedroom with double glazed window to the front aspect and single radiator.

BATHROOM

7' 7" x 6' 2" (2.31m x 1.88m) With double glazed obscure window to the side aspect, radiator, three piece suite comprising a low level WC, wash hand basin and bath with an overhead shower and tiled splashbacks.

OUTSIDE

To the rear it occupies a corner plot where the garden wraps around the property offering ample potential for extension (subject to planning permission). There is a good sized patio area, lawned garden with fencing to the boundaries.

There is off road parking to the rear which follows to a good size garage which can be accessed through a side door from the rear of the property. The garage has a roller, up and over door, storage in the eaves, power sockets and lighting.

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Hancocks to arrange a convenient appointment on Tel: 01664 563481



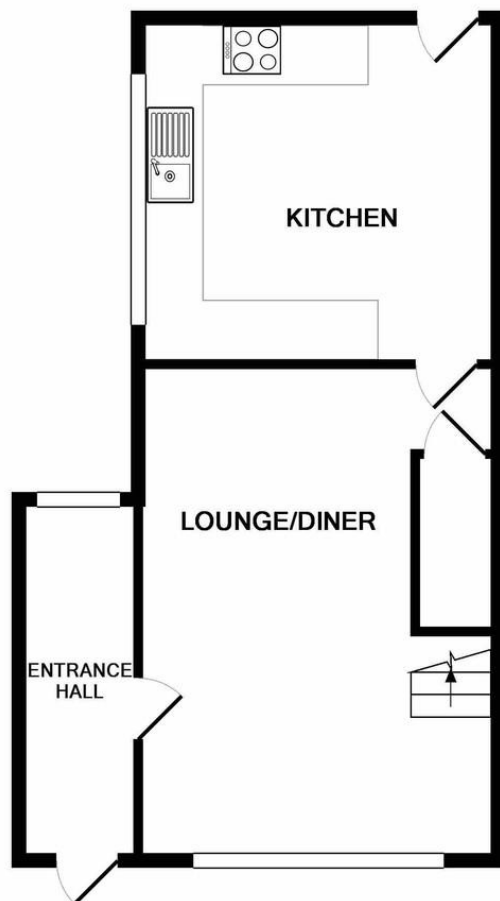
REFERRAL FEES

We believe you may benefit from using the services of one of our recommended solicitors or our sister company Oaktree Mortgages Ltd who are independent mortgage brokers. We recommend sellers and/or potential buyers use these services and should you decide to use their services you should know that we would expect to receive a referral fee of £100 plus vat from the solicitor and nil referral fee from Oaktree Mortgages for recommending you to them.

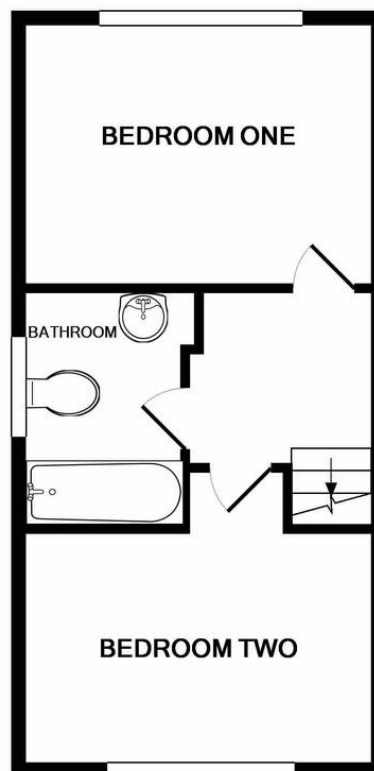
Please note that the solicitor's referral fee comes out of their normal charges and there is no additional cost to you i.e. the cost of their services would be the same if you approach them directly or as a result of our recommendation.

You are not under any obligation to use the services of any of the recommended providers.





GROUND FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 299 SQ.FT.
(27.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.4 SQ.M.)

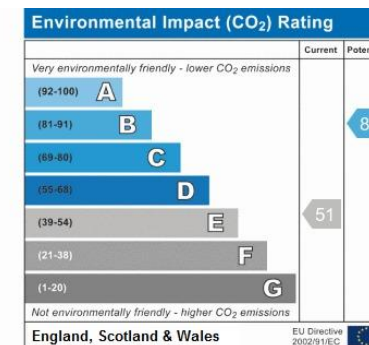
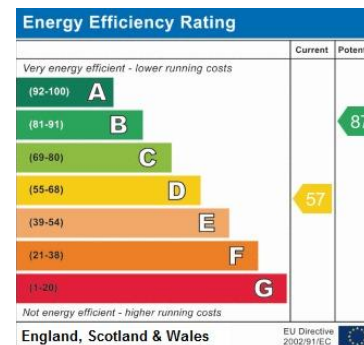
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Tenure: Freehold

Local Authority:

Council Tax Band: Band

Property Directions: Heading out of Melton on the Leicester Road (A607) turn left at the round about onto Edendale Road, then the first left onto Redbrook Crescent. The property is on the left hand side identified by our For Sale board.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. The services systems and appliances shown in these particulars have not been tested and have no guarantee as to their operability or efficiency. 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.

Once an offer has been agreed, if we obtain a quotation for solicitor services for you, we will receive a referral payment from the solicitor of £100 + VAT. This does not get added onto your quote nor is this reflected in the quote. This will be paid directly from the solicitor.