



## THE CRESCENT, MELTON MOWBRAY

Asking Price Of £199,950

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

CORNER PLOT

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

MODERNISATION REQUIRED

CLOSE TO LOCAL SCHOOLS

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

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









Offered with no upward and need of modernisation throughout this three bedroom detached house occupies a generous corner plot. to the north side of Melton Mowbray within dose proximity to the Melton Country park, John Femeley college and the town centre.

The accommodation on offer comprises; porch, entrance hall, lounge, dining room, breakfast room, kitchen and shower room to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from front, side and rear gardens and a detached garage with a driveway providing ample off road parking.

**ENTRANCE HALL** Obscure glazed door into the porch with a part glazed door into the entrance hall. Having stairs rising to the first floor landing, radiator, central heating boiler (not currently working), carpet flooring and doors off to;

**WC / SHOWER ROOM** 7' 8" x 2' 5" (2.34m x 0.74m)  
Under stairs shower room having a low flush WC, wall mounted wash hand basin and a shower cubicle.

**LOUNGE** 12' 5" x 11' 5" (3.79m x 3.5m) Having a box bay window to the front aspect, radiator, feature open fireplace, carpet flooring continuing through to the dining room.

**DINING ROOM** 10' 11" x 12' 5" (3.33m x 3.8m) Having patio doors to the breakfast kitchen, radiator and door to the kitchen area.

**KITCHEN/BREAKFAST ROOM** 19' 1" x 18' 0" (5.82max narr to 2.56m x 5.5m) Having patio doors to the dining space opening onto the rear garden, radiator and laminate flooring continuing through to the kitchen which is in need of modernisation. Window overlooking the garden, door to the rear porch with external door to the garden .

**LANDING** Taking the stairs from the entrance hall to the first floor having a window to the side aspect, loft hatch and doors off to;

**MAIN BEDROOM** 14' 5" x 8' 11" (4.4m x 2.73m) Having a box bay window to the front aspect, radiator, built-in wardrobes and carpet flooring.

**BEDROOM TWO** 12' 5" x 10' 11" (3.81m x 3.35m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 7' 5" x 8' 11" (2.28m x 2.73m) Having a box bay window to the front aspect, radiator and carpet flooring.

**BATHROOM** 7' 5" x 7' 2" (2.28m x 2.19m) Comprising of a corner bath, low flush WC and a pedestal wash hand basin. Obscure glazed window, tiled walls and carpet flooring.

**FRONT AND SIDE GARDENS** Having a dwarf wall to the front boundary, gravel bed with mature shrubs, paving slabs to the front door and to the side gate leading to the rear door and side garden. Wood fencing to the boundary of the side garden having a small formal lawn with paved and gravel areas, mature shrubs and trees.

**REAR GARDEN** Hard landscaped for easy maintenance over three levels with mature hedging and shrub borders, brick outbuilding, gated access to the garage and driveway.

**GARAGE** 16' 3" x 11' 5" (4.96m x 3.50m) Having an up and over door, power and light connected. Off road parking in front and to the side of the garage.

**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.







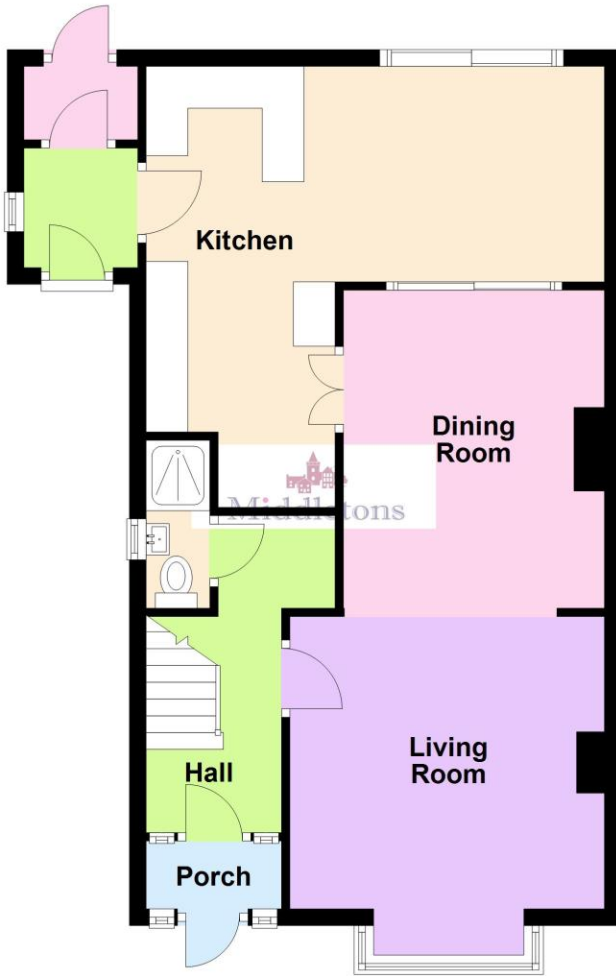




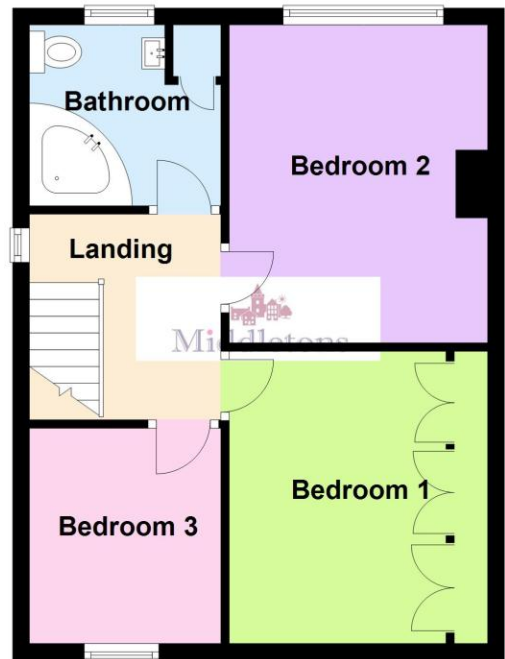




## Ground Floor



## 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
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

**THE PROPERTY OMBUDSMAN**  
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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.