

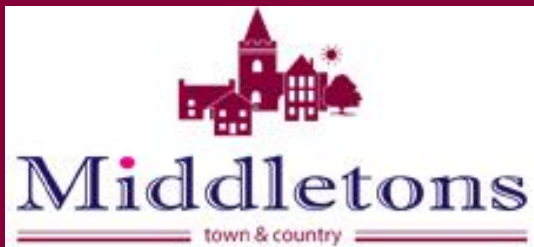


BAILEY CRESCENT, MELTON MOWBRAY

Asking Price Of £275,000

Three Bedrooms

Freehold



DETACHED HOUSE

OFF ROAD PAKING

CHAIN FREE

CLOSE TO LOCAL SCHOOLS

NHBC WARRANTY

MODERN OPEN-PLAN LIVING

ELEVATED VIEWS

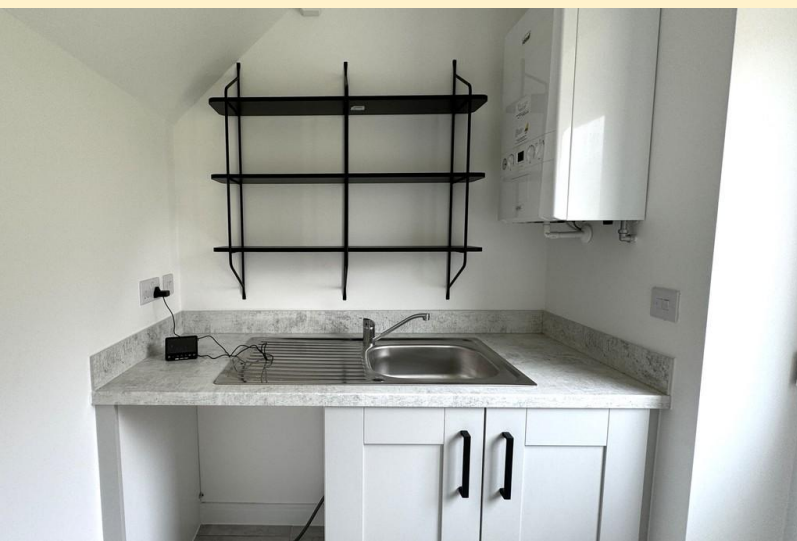
SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Offered with no upward chain, three bedroom modern family home 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 on offer comprises; entrance hall, cloakroom, lounge, open-plan dining kitchen and utility room to the ground floor. Three good double bedrooms, ensuite shower room and a family bathroom. Outside the property benefits from ample off road parking, elevated views and a good sized rear garden.

ENTRANCE HALL Composite door into the entrance hall having stairs rising to the first floor landing, radiator, tiled flooring, doors off to the cloakroom, lounge and kitchen diner.

CLOAKROOM 3' 4" x 4' 11" (1.04m x 1.52m) Comprising of a close coupled WC, pedestal wash hand basin, radiator, extractor fan and tiled flooring.

LOUNGE 9' 7" x 17' 7" (2.94m x 5.36m) Nicely proportioned dual aspect reception room, having a window to the front aspect and french doors to the rear patio with fitted blinds. Wall mounted TV cabinet, TV point, radiator and carpet flooring.

KITCHEN/DINER 17' 8" x 9' 7" (5.39m x 2.93m) Fitted with a good range of contemporary wall, base and drawer units with work surfaces over, one and a half bowl stainless steel sink and drainer unit, integrated appliances to include; Zanussi eye level electric oven, Zanussi gas hob with extractor hood over, dishwasher and fridge freezer. Window to the front aspect with fitted blind, french doors in the dining area opening onto the patio, LED lighting, USB socket, radiator, tiled flooring and door through to the utility room.

UTILITY ROOM 6' 10" x 6' 0" (2.09m x 1.85m) Fitted with a base unit with plumbing under for a washing machine, stainless steel sink and drainer unit, shelving, wall mounted central heating boiler, tiled flooring and external door to the rear garden.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the rear aspect, carpet flooring and doors off to;

BEDROOM ONE 9' 10" x 10' 2" (3.02m x 3.10m) max Having a window to the front with fitted blind, radiator, bespoke fitted mirrored wardrobes, TV point, USB sockets, LED lighting, carpet flooring and door to the ensuite.

ENSUITE 4' 6" x 7' 4" (1.38m x 2.25m) Comprising of a walk-in shower, close coupled WC, pedestal wash hand basin and heated towel rail. Obscure glazed window with fitted blind, extractor fan, part tiled walls and tiled flooring.

BEDROOM TWO 8' 8" x 9' 8" (2.66m x 2.95m) max Having a window to the front aspect with fitted blind, radiator, airing cupboard, bespoke fitted mirrored wardrobe, TV point, USB sockets, LED lighting and carpet flooring.

BEDROOM THREE 10' 1" x 7' 10" (3.09m x 2.41m) Having a window to the rear aspect with fitted blind, radiator, TV point, USB sockets and carpet flooring.

BATHROOM 6' 2" x 6' 4" (1.90m x 1.95m) Comprising of a panel bath with Mira shower over, close coupled WC and pedestal wash hand basin. Obscure glazed window with fitted blind, radiator, part tiled walls and tiled flooring.

FRONT ASPECT Having steps and storm porch to the front door with a tandem tarmac driveway to the side with gated access to the rear garden.

REAR GARDEN Having a paved patio area adjacent to the house, security lighting, garden tap, paved pathway to the formal lawn landscaped over two levels. Wood panel fencing secures the boundary.

SERVICE CHARGE There is a service charge to maintain the communal areas of £100 a year which is not applicable until the site is finished in approximately two years. This information was obtained from the seller.

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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

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.