



HERON CRESCENT, MELTON MOWBRAY

Asking Price Of £250,000

Three Bedrooms

Freehold



END TOWN HOUSE

NHBC WARRANTY

DOWNSTAIRS CLOAKROOM

GOOD COMMUTER LINKS

CHAIN FREE

OFF ROAD PARKING

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com





Offered with no onward chain, an excellent opportunity to acquire this three bedroom end of terrace property built in 2021. Located within the highly regarded Melton Manor development, ideally placed for local primary and secondary schools, close to the town centre and within commuting distance to Grantham, Leicester and Nottingham.

The accommodation on offer comprises; entrance hall, cloakroom, large lounge, open-plan kitchen diner to the ground floor. Three double bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from off road parking, and a good sized rear garden.

ENTRANCE HALL Having stairs rising to the first floor, storage cupboard, radiator, LVT flooring and doors off to;

CLOAKROOM 3' 4" x 5' 11" (1.04m x 1.82m) Comprising of a low flush WC, pedestal wash hand basin and LVT flooring.

LOUNGE 10' 7" x 17' 2" (3.25m x 5.25m) Spacious dual aspect lounge having a window to the front and French doors to the garden with fitted blinds, two radiators, fitted cupboards and LVT flooring.

KITCHEN/DINER 10' 2" x 16' 7" (3.11m x 5.08m) Open-plan kitchen diner fitted with a modern range of high gloss wall, base and drawer units with work surfaces over, stainless steel one and a half bowl sink and drainer unit, space for a tumble dryer. Integrated appliances to include; Electrolux dishwasher, fridge freezer, washing machine, eye level double oven and gas hob with extractor hood over. Dual aspect windows with fitted blinds, LED lighting, radiator, concealed central heating boiler and LVT flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a hatch to the part boarded loft and doors off to;

BEDROOM ONE 10' 1" x 12' 6" (3.08m x 3.83m) Having dual aspect windows with fitted blinds, radiator, door to the ensuite and carpet flooring.

ENSUITE 3' 10" x 10' 0" (1.19m x 3.06m) Comprising of a walk-in shower cubicle, low flush WC, pedestal wash hand basin and a heated towel rail. Electric shaver point, extractor fan and vinyl flooring.

BEDROOM TWO 9' 9" x 10' 0" (2.99m x 3.06m) Having dual aspect windows, radiator and carpet flooring.

BEDROOM THREE 7' 1" x 10' 5" (2.16m x 3.18m) Having a window to the side aspect, radiator and carpet flooring.

BATHROOM 6' 4" x 7' 0" (1.95m x 2.15m) Comprising of a panel bath with a shower over and glazed shower screen, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, extractor fan, LED lighting and cushioned vinyl flooring.

FRONT ASPECT Having two allocated parking spaces to the front of the property. Formal lawn with decorative shrub borders with a pathway to the front door.

REAR GARDEN Low maintenance rear garden having a small patio area adjacent to the house with a further raised patio area to the side. Artificial lawn with raised planters, courtesy lighting, garden tap and shed. Wood panel fencing secures the boundary.

SERVICE CHARGE There is a service charge to maintain the communal areas of £152.00 per year, this is normally reviewed yearly. 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.



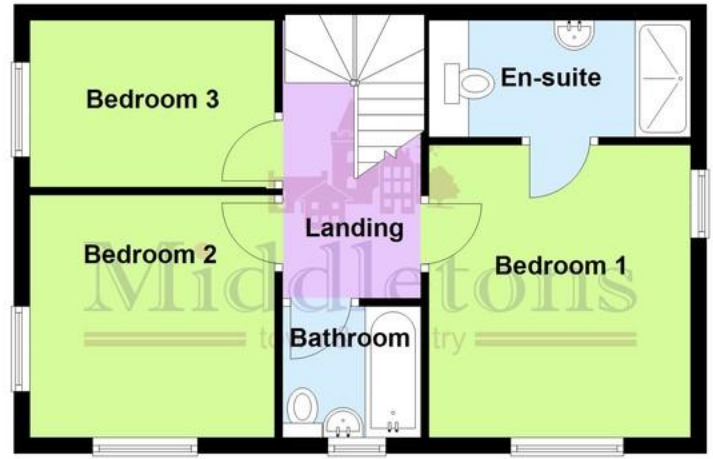




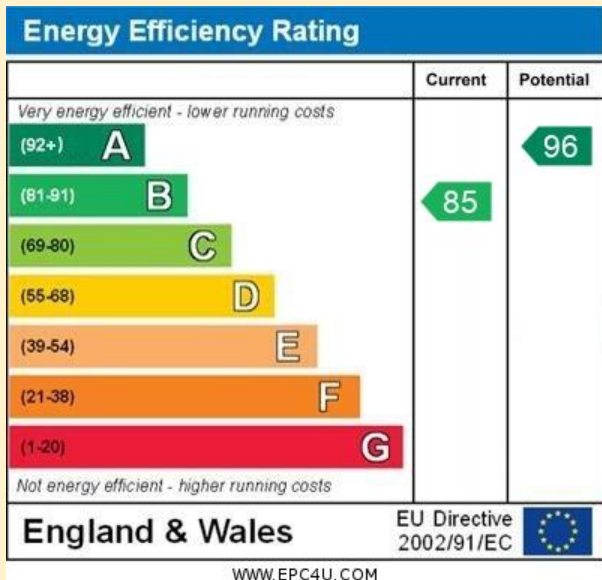
Ground Floor



First Floor



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



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www.middletons.uk.com
info@middletons.uk.com

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.