



## **BAILEY CRESCENT, MELTON MOWBRAY**

**Asking Price Of £320,000**

**Three Bedrooms**

**Freehold**



**DETACHED HOUSE**

**DOWNSTAIRS WC**

**ENSUITE TO THE MASTER**

**LOCAL SCHOOLS NEARBY**

**GARAGE AND DRIVEWAY**

**CONSERVATORY**

**ELEVATED VIEWS**

**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

**01664 566258**

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Modern 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, garage, 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, ceramic tiled flooring, house alarm panel and doors off to the cloakroom, lounge and kitchen diner.

**CLOAKROOM** 3' 6" x 4' 11" (1.07m x 1.52m) Comprising of a close coupled WC, pedestal wash hand basin, radiator, extractor fan and ceramic tiled flooring.

**LOUNGE** 9' 8" x 16' 11" (2.95m x 5.18m) Nicely proportioned dual aspect reception room, having a window to the front aspect and french doors to the conservatory, TV point, radiator and thick pile carpet flooring.

**CONSERVATORY** Having french doors to the rear patio, double glazed with fitted blinds, TV point and karndean flooring.

**KITCHEN/BREAKFAST ROOM** 16' 11" x 9' 8" (5.18m x 2.95m) Fitted with an upgraded 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 double 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, ceramic tiled flooring and door through to the utility room.

**UTILITY ROOM** 6' 11" x 5' 3" (2.12m x 1.62m) Fitted with a base unit with integrated washer/dryer, stainless steel sink and drainer unit, shelving, wall mounted central heating boiler, ceramic 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** 11' 8" x 9' 10" (3.58m x 3.01m) Having a window to the front with fitted blind, radiator, bespoke fitted mirrored wardrobes, TV point, USB sockets, LED lighting, thick pile carpet and door to the ensuite.

**ENSUITE** 5' 3" x 7' 0" (1.62m x 2.14m) 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' 9" x 13' 8" (2.67m x 4.17m) Having a window to the front aspect with fitted blind, radiator, airing cupboard, bespoke fitted mirrored wardrobe, TV point, USB sockets and thick pile carpet flooring.

**BEDROOM THREE** 10' 2" x 7' 10" (3.1m x 2.41m) Having a window to the rear aspect with fitted blind, radiator, bespoke fitted wardrobe, TV point, USB sockets and thick pile carpet flooring.

**BATHROOM** 6' 2" x 6' 5" (1.9m x 1.98m) 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 a paved pathway to the storm porch and front door with courtesy lighting, tarmac driveway to the side leading to the garage and gated access to the rear garden.

**REAR GARDEN** Having a paved patio adjacent to the house, courtesy lighting, garden tap, electrical sockets, formal lawn with flower and shrub borders, wooden pergola seating area, raised flower beds and wood panel fencing to the boundary.

**GARAGE** Having an electric door, power and light connected, personnel door to the rear garden.

**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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		