



REDWOOD AVENUE, MELTON MOWBRAY

Asking Price Of £425,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

LARGE GARDEN

LOCAL SCHOOLS NEARBY

DOUBLE GARAGE AND DRIVEWAY

FOUR BEDROOMS

CHAIN FREE

NEAR TO MELTON COUNTRY PARK

COUNCIL TAX BAND E

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Offered with no upward chain this spacious four bedroom detached house situated on a popular estate to the north side of Melton Mowbray. Within close proximity to the Melton Country Park and within walking distance of the John Ferneley college and local amenities.

The accommodation on offer comprises; entrance hall, cloakroom, breakfast kitchen, utility room, open-plan lounge and dining room and conservatory to the ground floor. Four good sized bedrooms, one ensuite and a family bathroom to the first floor. Outside the property benefits from ample off road parking, double garage and a large garden to the rear.



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

CLOAKROOM 2' 8" x 5' 0" (0.82m x 1.54m) Comprising of a low flush WC, wall mounted wash hand basin, radiator, obscure glazed window, tiled walls and floor.

KITCHEN/BREAKFAST ROOM 17' 7" x 9' 6" (5.38m x 2.9m) Fitted with a range of wall, base and drawer units topped with work surfaces, composite sink and drainer with mixer tap over, space and plumbing for a dishwasher. Integrated appliances comprise of a freezer, eye level double electric oven and grill, Bosch induction hob with extractor hood over. Window and external door to the garden, cupboard housing the water tank, LED lighting, space for an American style fridge freezer, ample room for a breakfast table and chairs and tiled flooring.

UTILITY ROOM 8' 5" x 4' 10" (2.58m x 1.48m) Fitted with wall and base units topped with work surfaces, space and plumbing for a washing machine, space for a tumble dryer, wall mounted Worcester central heating boiler. Window to the front aspect, radiator and tiled flooring.

LOUNGE 23' 3" x 11' 8" (7.1m x 3.58m) Nicely proportioned lounge being open-plan to the dining room, having two dual aspect windows, two radiators, feature brick fireplace with oak mantle and electric fire, carpet flooring continuing through to the dining room.

DINING ROOM 9' 0" x 11' 5" (2.75m x 3.5m) Having patio doors to the conservatory, radiator and door to the kitchen.

CONSERVATORY 9' 4" x 19' 2" (2.86m x 5.86m) Having a dwarf wall base, french doors to the garden, fitted blinds, wall lights and laminate wood flooring.

LANDING Taking the stairs to the first floor landing with a window midway, carpet flooring, access to the part boarded loft space and doors off to;

BEDROOM ONE 12' 5" x 11' 5" (3.8m x 3.5m) Having a window over looking the rear garden, radiator, fitted wardrobes, ceiling fan light, carpet flooring and door to the ensuite.

ENSUITE 7' 2" x 5' 4" (2.2m x 1.65m) Comprising of a shower cubicle, low flush WC, heated towel rail and a vanity unit wash hand basin. Obscure glazed window, extractor fan, tiled walls and laminate flooring.

BEDROOM TWO 10' 9" x 12' 6" (3.29m x 3.82m) Having a window over looking the rear garden, radiator, ceiling fan light and carpet flooring.

BEDROOM THREE 11' 10" x 9' 10" (3.62m x 3.02m) Having a window to the side aspect, radiator and carpet flooring.

BEDROOM FOUR 9' 2" x 7' 2" (2.8m x 2.2m) Having a window over looking the rear garden, radiator and carpet flooring.

BATHROOM 5' 7" x 7' 2" (1.72m x 2.2m) Comprising of a panel bath with shower attachment, heated towel rail, vanity unit wash hand basin and close coupled WC. Obscure glazed window, tiled walls, electric shaver socket, LED lights and tiled floor.

FRONT ASPECT Tarmac driveway providing ample off road parking, established shrub beds and access to the garages.

GARAGE 18' 4" x 15' 8" (5.6m x 4.8m) Having electric doors, power and lighting. Personnel door to the rear garden.

REAR GARDEN A generous garden with well tended lawns and block paved pathways leading down to a gravel bed and a paved patio seating area. Mature trees, shrubs and flower beds and a garden shed.

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.







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+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 are 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.