



ROSSITER CLOSE, MELTON MOWBRAY

Asking Price Of £325,000

Three Bedrooms

Freehold



EXTENDED DETACHED HOUSE

DOWNSTAIRS WC

GOOD SIZED REAR GARDEN

LOCAL AMENITIES NEARBY

OFF ROAD PARKING

GARDEN ROOM

CLOSE TO LOCAL SCHOOLS

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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This fantastic detached family home with a fabulous garden room extension and three bedrooms is situated 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.

Renovated throughout to create a modern open-plan living space, the accommodation on offer comprises; entrance hall, cloakroom, utility room, open-plan lounge, kitchen diner and garden room to the ground floor. Three good sized bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking, garage for storage and a landscaped rear garden.

ENTRANCE HALL Part glazed door into the entrance hall having doors off to the cloakroom and lounge, radiator and tiled flooring.

CLOAKROOM 3' 9" x 4' 8" (1.16m x 1.44m) Comprising of a close coupled WC and pedestal wash hand basin, radiator with decorative cover, obscure glazed window with fitted blind and vinyl flooring.

LOUNGE 15' 0" x 10' 3" (4.58m x 3.13m) A nicely proportioned reception room having dual aspect windows with fitted blinds to the front and side aspects, radiator, TV aerial point, tiled flooring and an opening through to the dining kitchen.

KITCHEN AREA 11' 3" x 9' 2" (3.43m x 2.8m) Being open-plan to the garden room extension makes this a great family and entertaining space. The kitchen has been fitted with a modern range of wall, base and drawer units topped with work surfaces, breakfast bar and wine rack. Space and plumbing for a dish washer, stainless steel sink and drainer with mixer tap over, integrated Neff electric oven and Neff induction hob with extractor hood over. Window over looking the rear garden, external door to the side.

DINING AREA 8' 11" x 9' 3" (2.72m x 2.82m) Having ample room for a dining table and chairs, radiator with decorative cover and tiled flooring continuing through to the garden room.

GARDEN ROOM 12' 7" x 12' 6" (3.85m x 3.83m) A great addition to the property is this spacious garden room with vaulted ceiling and french doors opening onto the rear garden. Having double glazed windows with fitted blinds, TV aerial point and tiled flooring with under floor heating making it a great space to enjoy all year round.

INNER HALLWAY Having a return staircase to the first floor and a door to the utility room.

UTILITY ROOM 6' 9" x 8' 7" (2.06m x 2.62m) Having space and plumbing for a washing machine and housing the central heating boiler (1 year old).

LANDING Taking the stairs to the first floor landing having access to the loft space and doors off to;

BEDROOM ONE 11' 11" x 11' 6" (3.65m x 3.53m) Having a window to the front aspect, radiator, fitted wardrobe, carpet flooring and door to the ensuite shower room.

ENSUITE 4' 5" x 7' 1" (1.35m x 2.18m) Comprising of a corner shower cubicle, close coupled WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window with fitted blind, tiled splash areas, LED lighting, extractor fan and vinyl flooring.

BEDROOM TWO 10' 4" x 10' 11" (3.15m x 3.35m) Another double room having a window to the rear aspect, radiator and carpet flooring.

BEDROOM THREE 6' 9" x 8' 7" (2.06m x 2.64m) A good sized single bedroom having a window to the rear aspect, radiator and carpet flooring.

BATHROOM 5' 6" x 6' 4" (1.68m x 1.95m) Comprising of a panel bath, close coupled WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, tiled splash areas and vinyl flooring.

FRONT ASPECT Tarmac driveway providing ample off road parking, paved pathway to the front door with courtesy lighting and a side gate to the rear garden.

GARAGE STORE Having an up and over door to the front with storage for bikes and garden equipment.

REAR GARDEN Having a paved seating area adjacent to the garden room, outside tap, steps up to a raised lawn, a further decked seating area with courtesy lighting, flower and shrub beds and wood panel fencing to the boundary.

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		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		