



WINSTER CRESCENT, MELTON MOWBRAY

Asking Price Of £265,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

GREAT FIRST TIME BUY

GENEROUS PLOT

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

GOOD SIZED GARDEN

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Occupying a generous corner plot this three bedroom semi-detached house situated on to the south side of Melton Mowbray, within close proximity to local amenities and both primary and high schools.

The accommodation on offer comprises; entrance hall, lounge, dining room and kitchen to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from generous off road parking to the front, a large rear garden with a garage to the side.

ENTRANCE HALL Part glazed door into the entrance hall having stairs rising to the first floor, radiator, carpet flooring and oak doors off to;

LOUNGE 10' 11" x 16' 0" (3.35m x 4.88m) Having a window with fitted blind to the front aspect, radiator, wall mounted electric fire and carpet flooring continuing through to opening to the dining room.

DINING ROOM 8' 7" x 10' 5" (2.64m x 3.2m) Having bi-fold doors to the rear garden making a great space to entertain, radiator and oak door to the kitchen.

KITCHEN 12' 7" x 8' 2" (3.85m x 2.50m) Fitted with a modern range of high gloss wall, base and drawer units topped with return work surfaces, carousel units, stainless steel one and a half bowl sink and drainer with mixer tap over. Integrated appliances include a Hotpoint dishwasher, Indesit washer/dryer, fridge and freezer, eye level Belling double oven and grill, Indesit induction hob and extractor hood. Window with fitted blind over looking the rear garden, under stairs storage cupboard, radiator, external door to the garden and tiled flooring.

LANDING Taking the stairs to the first floor having a window to the side aspect, loft hatch, airing cupboard and oak doors off to;

BEDROOM ONE 9' 10" x 12' 11" (3.01m x 3.95m) Having a window to the front aspect, radiator, TV aerial point and carpet flooring.

BEDROOM TWO 11' 5" x 9' 6" (3.5m x 2.92m) Having a window to the rear aspect, radiator, TV aerial point and carpet flooring.

BEDROOM THREE/OFFICE 7' 1" x 8' 0" (2.16m x 2.46m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM 6' 2" x 7' 4" (1.9m x 2.26m) Comprising of a panel bath with a shower over and glazed shower screen, close coupled WC, vanity unit wash hand basin and a heated towel rail. Obscure glazed window, tiled walls, LED lighting and vinyl flooring.

FRONT ASPECT Wood panel fencing to the boundary with double gates giving access to the very generous block paved driveway providing ample off road parking, side gate to the rear garden.

REAR GARDEN A generous south east facing garden having a paved patio area adjacent to the house, courtesy lighting, garden tap, formal lawn with flower and shrub borders, composite decked seating area and wood panel fencing to the boundary.

GARAGE 19' 11" x 12' 10" (6.08m x 3.92m) Having an electric door, power and lighting, 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.

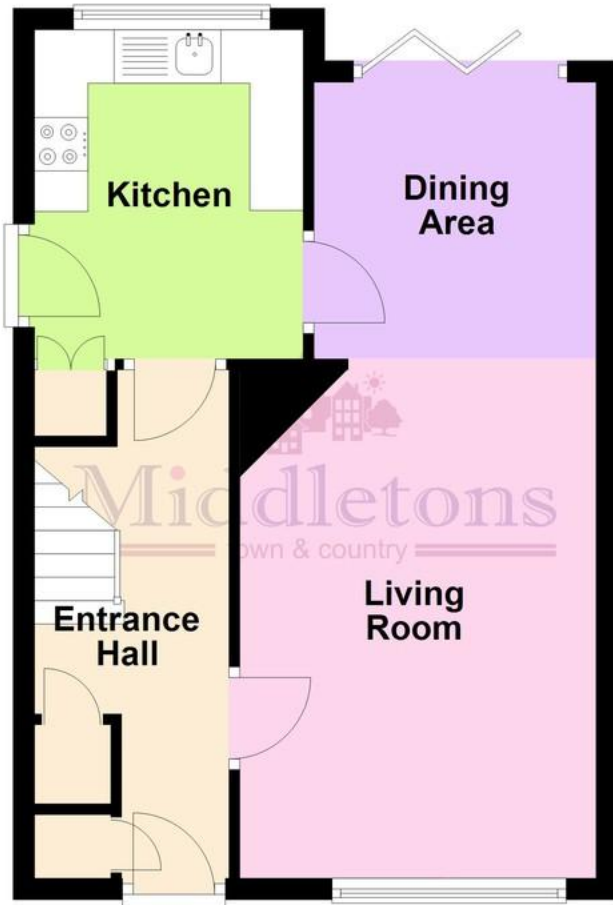
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.



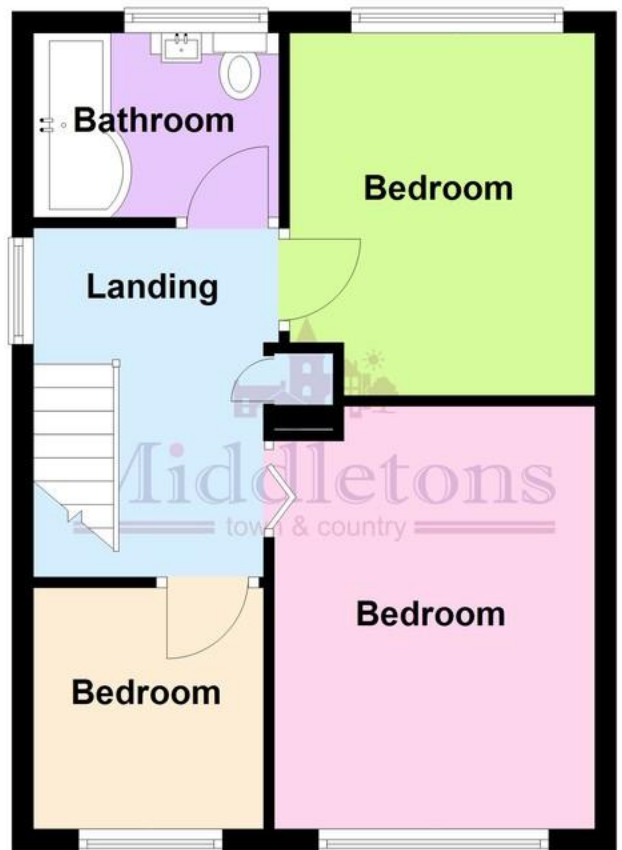




Ground Floor



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		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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.