



## YEW TREE CRESCENT, MELTON MOWBRAY

Asking Price Of £240,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

SOUTH FACING GARDEN

CLOSE TO LOCAL AMENITIES

GARAGE AND DRIVEWAY

THREE BEDROOMS

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

[info@middletons.uk.com](mailto:info@middletons.uk.com)





This lovely three bedroom family home 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.

The accommodation on offer comprises; entrance hall, cloakroom, lounge and kitchen diner to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property has generous off road parking, garage and a landscaped, south facing garden.



**ENTRANCE HALL** Having stairs rising to the first floor, under stairs storage space, cloaks cupboard with radiator, vinyl flooring, door to the lounge and opening through to the kitchen.

**CLOAKROOM** Comprising of a Low flush WC and a wall mounted wash hand basin with tiled splash backs., obscure glazed window, radiator and vinyl flooring.

**LOUNGE** 13' 5" x 11' 8" (4.10m x 3.56m) Glazed oak door into the lounge having a large window to the front aspect with fitted blind, radiator, TV aerial point and carpet flooring.

**KITCHEN/DINER** 11' 3" x 16' 9" (3.45m x 5.12m) Spacious kitchen diner with ample room for a good sized dinner table and chairs. The kitchen is fitted with a modern range of wall, base and drawer units topped with work surfaces, one and a half bowl stainless steel sink and drainer with a flexi-hose tap, space and plumbing for a washing machine and space for a fridge freezer. Integrated Beko electric oven and Indesit electric hob with extractor hood over. Window with fitted blind and external door to the rear garden, radiator, TV aerial point and vinyl flooring.

**LANDING** Taking the stairs to the first floor landing having a window to the side aspect, built in cupboard and a loft hatch providing access to a part boarded and insulated loft area, Oak doors to:

**BEDROOM ONE** 11' 6" x 10' 7" (3.51m x 3.25m) A generous sized double bedroom having a window to the rear aspect with fitted blind, radiator, TV aerial point, feature wood paneled wall and carpet flooring.

**BEDROOM TWO** 11' 9" x 10' 8" (3.6m x 3.26m) Having a window to the rear aspect with fitted blind, radiator, fitted wardrobes and carpet flooring.

**BEDROOM THREE** 8' 9" x 8' 4" (2.68m x 2.55m) Having a window to the front aspect with fitted blind, radiator, over stairs storage cupboard and carpet flooring.

**BATHROOM** 5' 7" x 6' 6" (1.71m x 1.99m) Comprising of a panel bath with Triton shower over with glazed shower screen, vanity unit wash hand basin and a low flush WC. Obscure glazed window, heated towel rail, part tiled walls and tiled floor.

**FRONT ASPECT** Having a graveled driveway providing ample off road parking and giving access to the garage, block paved central path to the front door, a further block paved pathway to the side leading to the rear garden gate.

**GARAGE** 19' 2" x 7' 10" (5.86m x 2.39m) Having an up and over door, power and lighting, personnel door to the rear.

**REAR GARDEN** South facing garden having a generous paved patio area adjacent to the house, garden tap, formal lawn retained by railway sleepers 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.

**MANAGEMENT CHARGES.** There is a ground maintenance charge of £138.48 per year. Management charge of £101.00 per year. This information was obtained from builder.

**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.

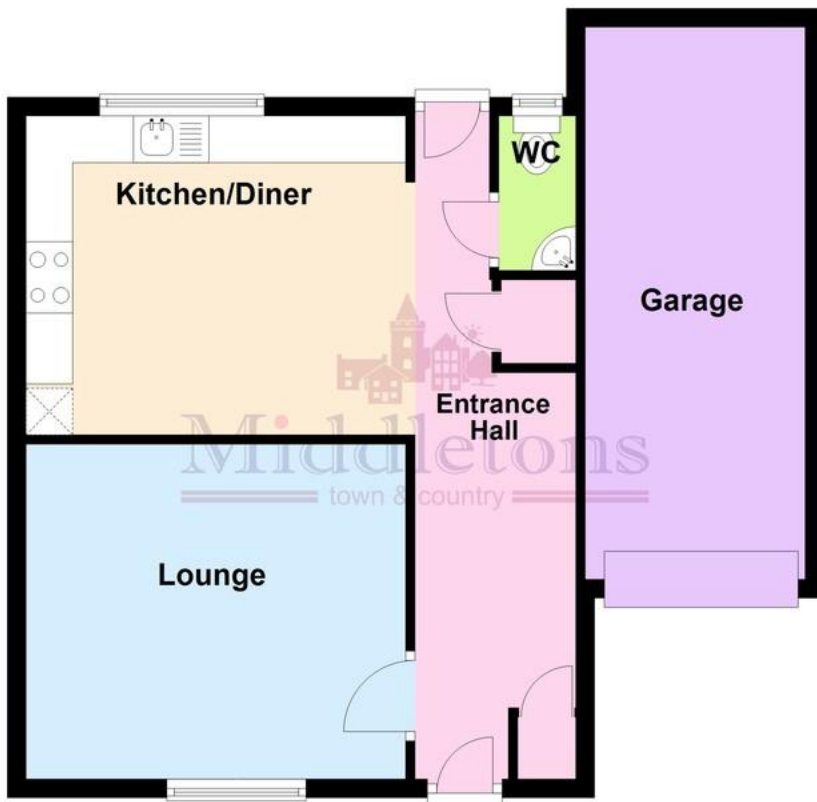
**THIRD PARTY REFERRAL ARRANGEMENTS** Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon



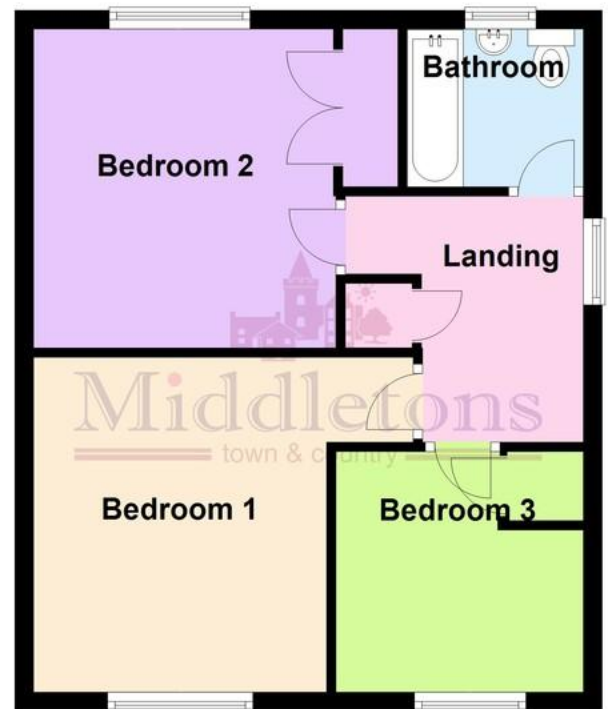




## Ground Floor



## 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		
69-80	C	72 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		