



50 FERNELEY CRESCENT

MELTON MOWBRAY, LE13 1RZ

£260,000



ACCOMMODATION

A versatile two / three bedroom semi detached property offered with No Chain Sale. Book your tour today with our County Chambers office in Melton Mowbray.

Description

Welcome to this charming two / three-bedroom semi-detached property, nestled in a peaceful and sought-after neighbourhood. This well-maintained home offers a perfect blend of modern amenities and classic charm.

The ground floor boasts a generously sized living room that bathes in natural light, creating a cosy ambience for relaxation or entertaining guests. The open-concept layout seamlessly connects the living area to the dining space, providing a versatile environment for various activities.

The kitchen has a contemporary finish, including some fitted appliances, ample counter space, and wall cabinets. Whether you're a seasoned chef or just enjoy preparing meals, this kitchen provides the ideal environment for culinary creativity.

Completing the downstairs accommodation is the separate WC and entrance porch, ideal for removing shoes and coats before entering the property.

Upstairs, you'll find two thoughtfully designed bedrooms, each offering a peaceful retreat at the end of the day. The principal bedroom features open access to what was bedroom three. This is now a separate dressing area with fitted wardrobes. This could easily be converted back to a third bedroom should that be a requirement. A family shower room completes the first-floor accommodation, offering walk





in-shower, WC and wash hand basin. Step outside into your private outdoor space – a well-maintained garden awaits your personal touch. It's an ideal setting for al fresco dining, gardening, or simply unwinding in the fresh air.

The property includes dedicated driveway, providing added convenience for residents and guests, as well as a garage with metal up and over door, power, and lighting.

Meticulously cared for, this home is in good condition, ready for you to move in and start creating lasting memories. Don't miss the opportunity to make this charming two / three-bedroom semi-detached property your new home. Schedule a viewing today to experience the comfort and style it has to offer!

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: Freehold, vacant possession upon completion.

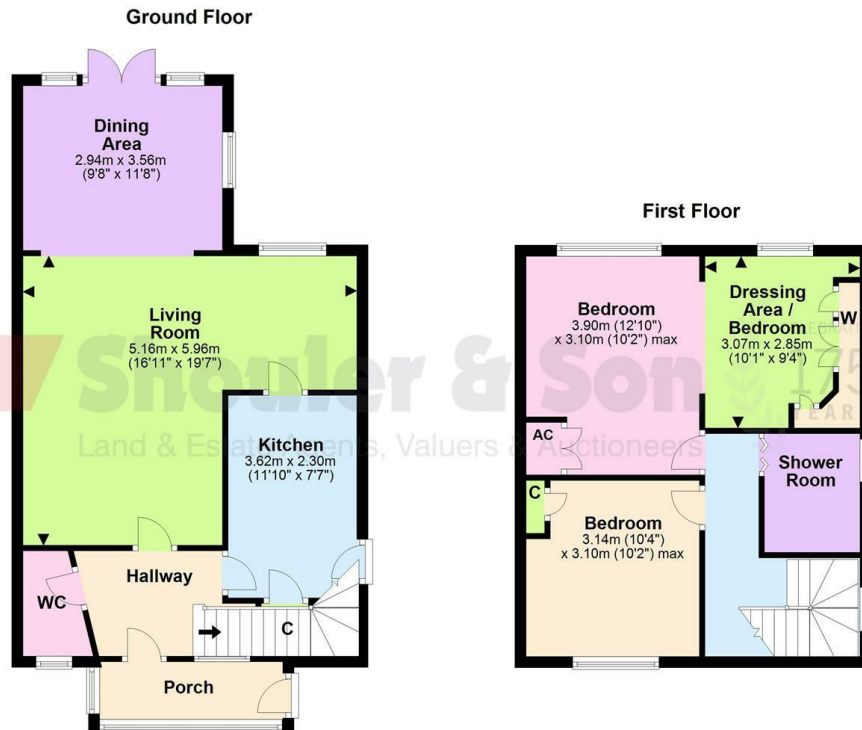
SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton

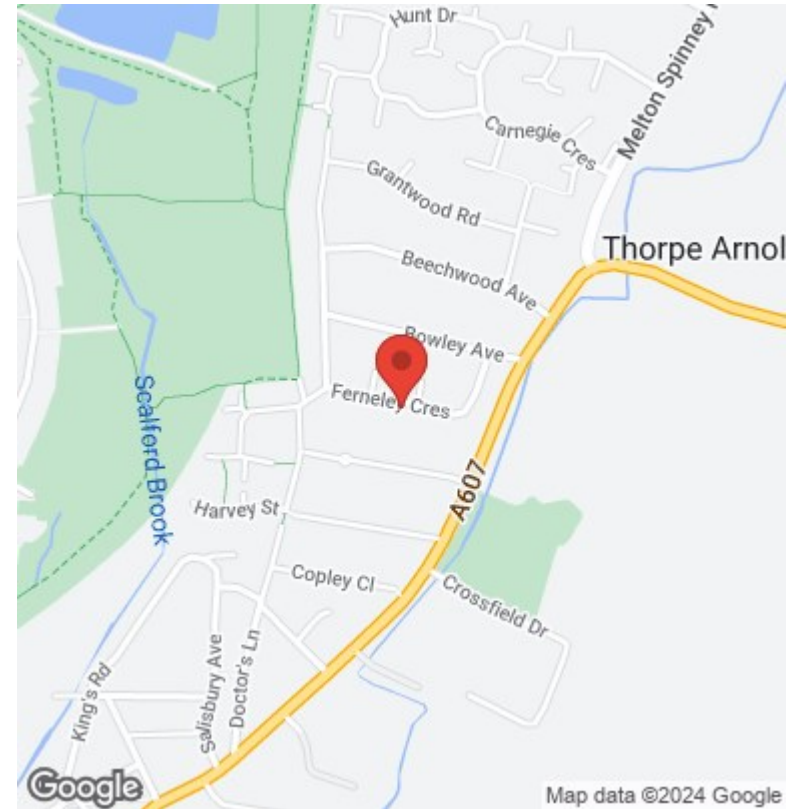
VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.



Floor Plan



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only. Plan produced using PlanUp.



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EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Current Rating: **D** (Score: 59)

Target Rating: **B** (Score: 84)

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