



8 Branston Crescent, Melton Mowbray, LE13 1ER

£239,950

 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers



## 8 Branston Crescent Melton Mowbray LE13 1ER

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A fantastic opportunity to acquire a fully renovated three bedroom semi detached property located on the sought after Wimpy estate on the south side of Melton Mowbray.

The property has recently undergone a full renovation to include a newly fitted kitchen and bathroom, new uPVC windows and composite doors, new flooring, new decoration, a full re-wire, a newly installed gas central heating system, newly gravelled driveway and a new felt to the flat roofs front and rear.

The residence comprises of sitting room, kitchen/diner, three bedrooms, family bathroom, off street parking to the front with front garden and a rear garden laid to lawn with patio area.

Local amenities include a convenience store located on Grange Drive and renowned primary school Sherrard School also located on Grange Drive. The property is located with good access links to Oakham and the A1.







Kitchen/Diner



#### **SUMMARY**

**SITTING ROOM :** Entered via a composite door to sitting room with two radiators, stairs to first floor landing, under stair cupboard, window overlooking front garden and open archway to kitchen/dining room

**KITCHEN/DINING ROOM :** A spacious room with uPVC sliding patio doors to the garden and a newly fitted shaker style kitchen comprising of a range of eye and base level units, wood effect laminate worktops, integrated slimline dishwasher, stainless steel sink, integrated electric oven, integrated gas hob, integrated stainless steel extractor fan, newly installed Ideal gas combi boiler, space for washing machine, space for fridge freezer, Halo Ideal room thermostat, LVT flooring. and ceiling downlights.

**STAIRWELL/LANDING :** With loft hatch and partly boarded loft.

**BEDROOM ONE :** A front facing double bedroom with radiator.

**BEDROOM TWO :** A rear facing double bedroom with radiator and storage cupboard.

**BEDROOM THREE :** A front facing single bedroom with radiator and storage cupboard.

**BATHROOM :** A newly installed three piece suite comprising of low flush WC, sink pedestal, chrome heated towel rail, panelled bath with pivoting screen with Bristan mixer shower, extractor fan, quartz effect aquaboard splashback and LVT flooring.

**OUTSIDE :** There is a low maintenance front garden (seeded) with gravelled parking for several cars. To the rear there is a low maintenance rear garden mainly laid to lawn with patio area enclosed by panelled fencing.

#### **IMPORTANT INFORMATION**

**REEHOLD :** vacant possession on completion.

**EPC Rating C**

**Council Tax Band : B**

**Services :** Mains gas, water, electric and drainage.

**Viewings :** Strictly by appointment with Shouler & Son .

**Internet :** ADSL and Fibre.

**No onward chain.**

#### **DISCLAIMER**

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.





Bedroom 1



Bedroom 2

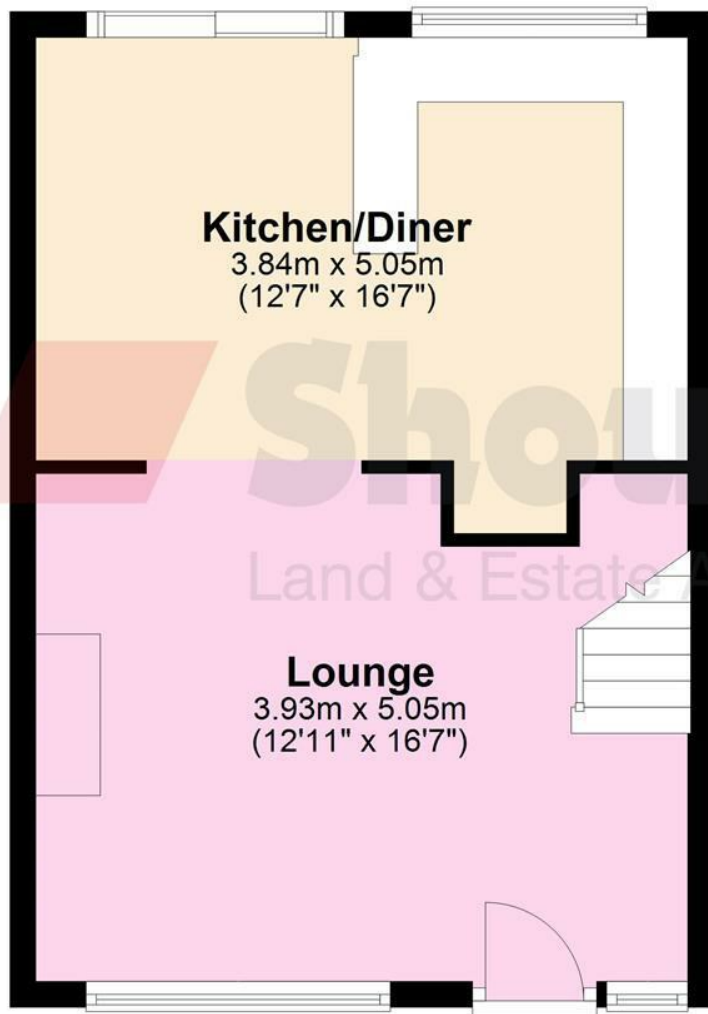


Bedroom 3

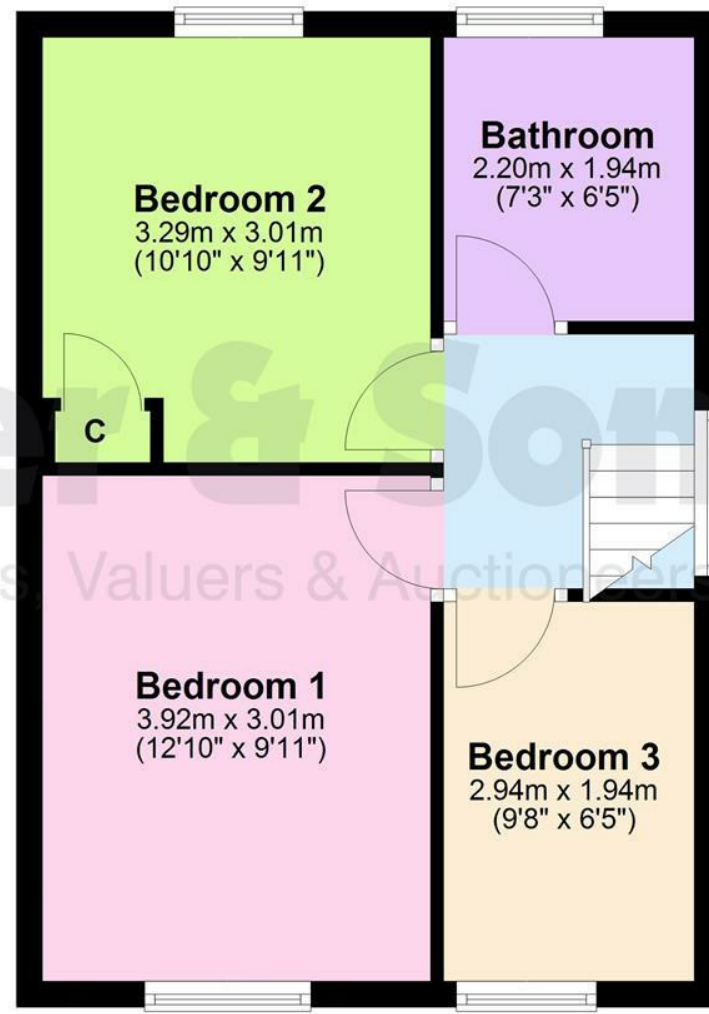


Bathroom

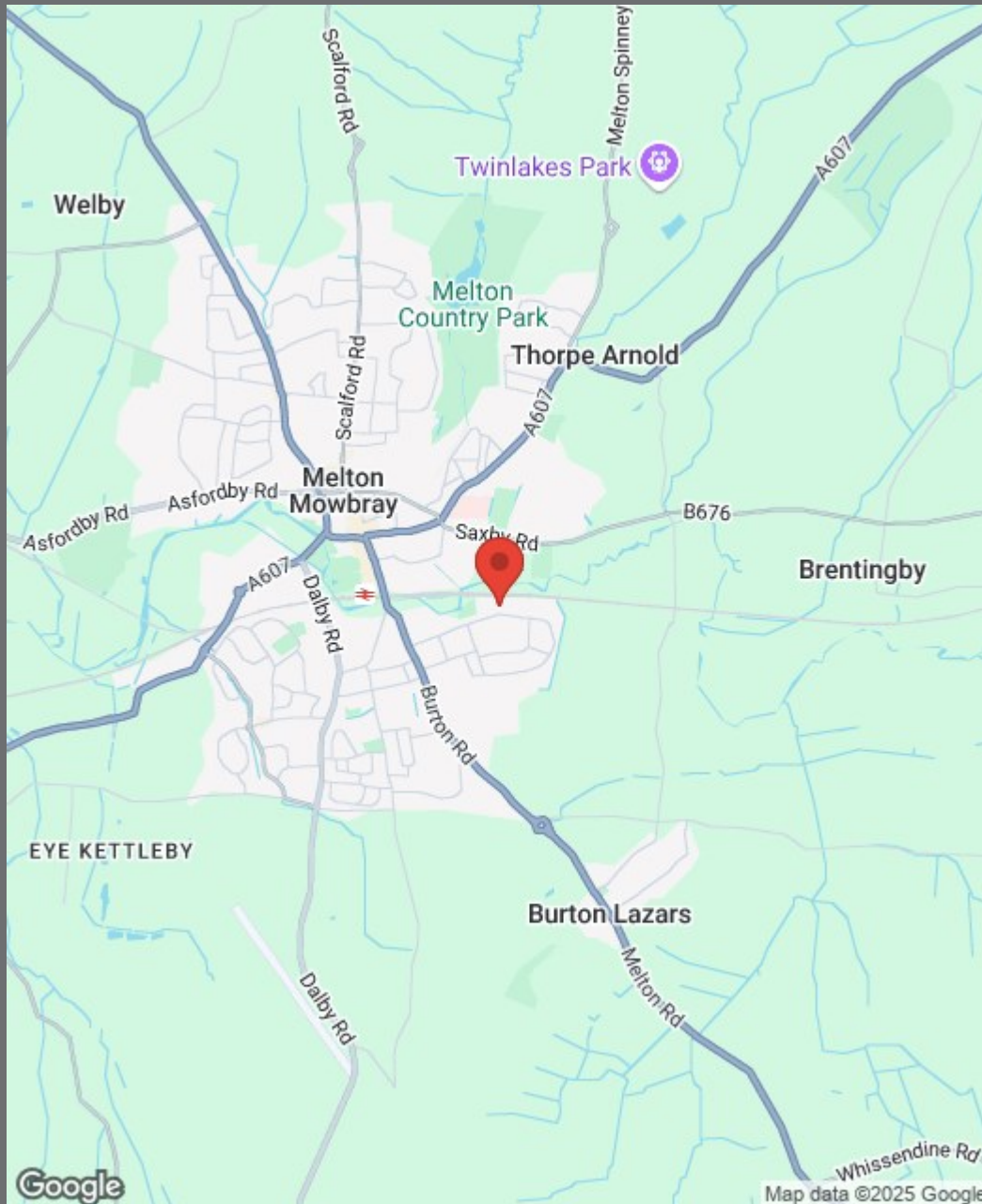
## Ground Floor



## First Floor







Rear Garden

- FULLY RENOVATED THROUGHOUT
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- SOUGHT AFTER ESTATE
- NEW uPVC GLAZING
- FULLY REWIRED
- NEW GAS FIRED HEATING
- NEWLY INSTALLED KITCHEN & BATHROOM
- TWO RECEPTION ROOMS
- ON ONWARD CHAIN



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