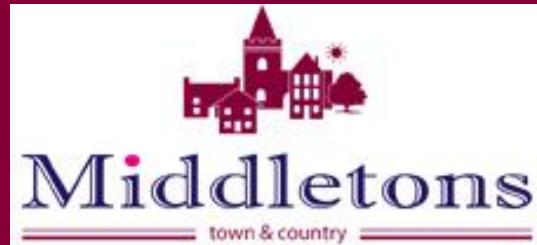




HEATHER CRESCENT, MELTON MOWBRAY



Asking Price Of £355,000

Four Bedrooms

Freehold

DETACHED HOUSE

GARAGE AND DRIVEWAY

DOWNSTAIRS WC

GOOD SIZED REAR GARDEN

ENSUITE SHOWER ROOM

CLOSE TO LOCAL SCHOOLS

AMENITIES NEAR BY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

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This beautifully presented four-bedroom detached house is located in the sought-after Kirby Fields estate, conveniently within walking distance of local amenities and schools.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room, kitchen, and utility room to the ground floor. Four bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from an integral garage, driveway and a landscaped rear garden.

ENTRANCE HALL Having stairs rising to the first floor, Victorian style patterned tiled floor, dado rails, radiator, telephone point and doors off to;

WC 5' 2" x 2' 5" (1.6m x 0.75m) Comprising of a low flush WC, wall mounted wash hand basin with ceramic tiled splash backs, extractor fan, radiator and tiled flooring.

LOUNGE 14' 7" x 12' 7" (4.45m x 3.85m) Having patio doors leading out to the rear garden, feature fireplace with gas fire, television point, radiator and laminate wood flooring.

DINING ROOM 8' 9" x 12' 10" (2.69m x 3.92m) Having a box bay window to the front, radiator and laminate wood flooring.

KITCHEN 8' 9" x 10' 2" (2.68m x 3.10m) Fitted with contemporary high gloss wall, base units and drawer units with return work surfaces over, stainless steel sink and drainer unit, space and plumbing for dishwasher, Rangemaster cooker with stainless steel splash back and extractor hood over, Window to overlooking the garden, radiator and an opening to the utility room.

UTILITY ROOM 5' 1" x 6' 6" (1.56m x 1.99m) A continuation of the laminate wood flooring, worksurface and units with space and plumbing for a washing machine, space for a free standing freestanding fridge freezer, wall mounted central heating boiler and a glazed external door to the side.

LANDING Taking the stairs from the entrance hallway to the first floor, having loft access and an airing cupboard housing the hot water cylinder.

BEDROOM ONE 12' 3" x 11' 5" (3.75m x 3.50m) Having a bay window to front aspect, radiator, television point, built in wardrobes, carpet flooring and a door to the ensuite.

ENSUITE 4' 6" x 6' 2" (1.39m x 1.9m) Comprising of a pedestal wash hand basin, low flush WC and shower cubicle. Obscure glazed window, radiator, extractor fan, shaver point and laminate wood flooring.

BEDROOM TWO 8' 10" x 10' 10" (2.7m x 3.31m) Having a window over looking the garden, radiator and carpet flooring.

BEDROOM THREE 8' 3" x 10' 9" (2.52m x 3.29m) Having a window over looking the garden, radiator and carpet flooring.

BEDROOM FOUR 8' 5" x 8' 3" (2.57m x 2.52m) Having a window to the front aspect, radiator and carpet flooring.

BATHROOM Comprising of a double ended panel bath with shower over and glazed shower screen, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator, extractor fan, shaver point and laminate wood flooring.

FRONT ASPECT A block paved driveway providing ample off road parking leading to the integral garage.

GARAGE 8' 0" x 17' 0" (2.45m x 5.2m) Having a manual up and over door, power and light connected.

REAR GARDEN Beautifully landscaped having a paved patio area adjacent to the house with garden tap and outside electric sockets, insulated garden shed to the side, formal lawn with flower and shrub borders, decked area with fish pond, a further concealed sitting area and a summer house.

SUMMER HOUSE 9' 6" x 14' 11" (2.9m x 4.57m) A great space to enjoy the garden all year around, having power and lighting.

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.

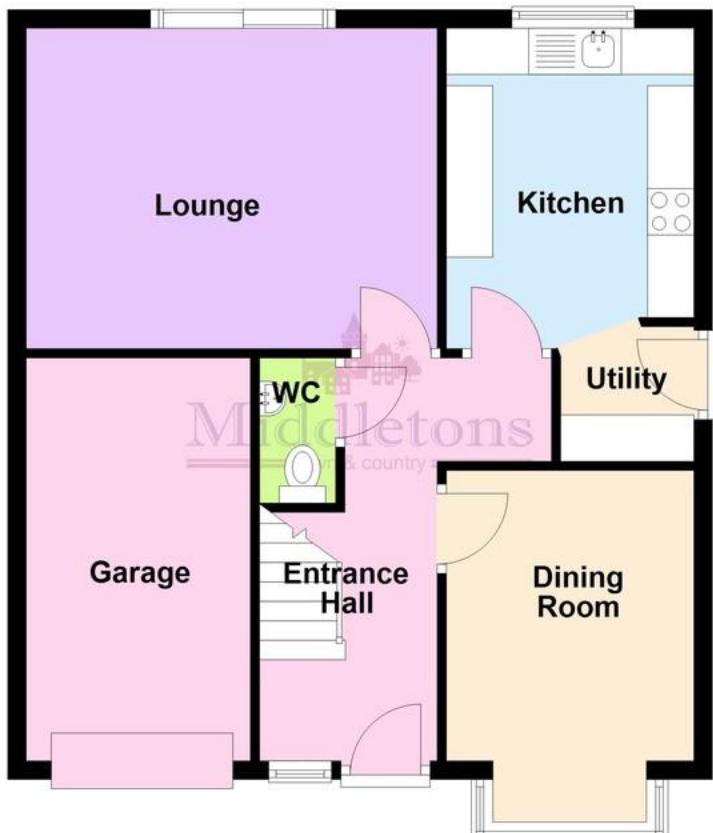
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Ground Floor



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 | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 64 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 and 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.