



40 Rossiter Close, Melton Mowbray
£200,000

 **NEWTON FALLOWELL**

40 Rossiter Close

Melton Mowbray, Melton Mowbray

Parking Arrangements: Driveway

Windows: Double Glazed

Heating: Gas central heating

Vendors Position: No Upward Chain

EPC Rating: C Council Tax Band: C

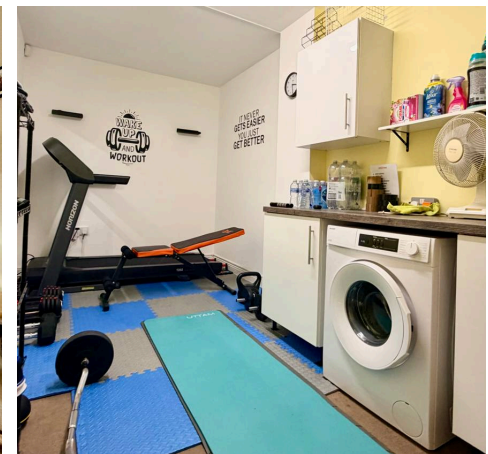
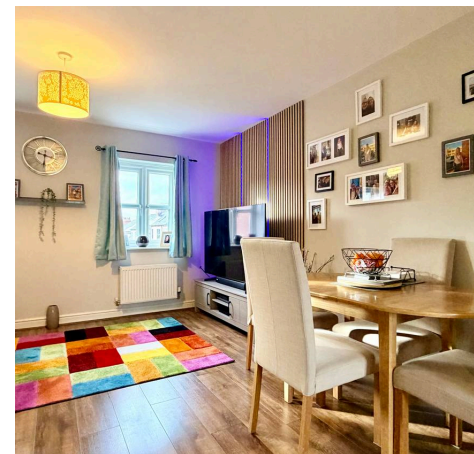
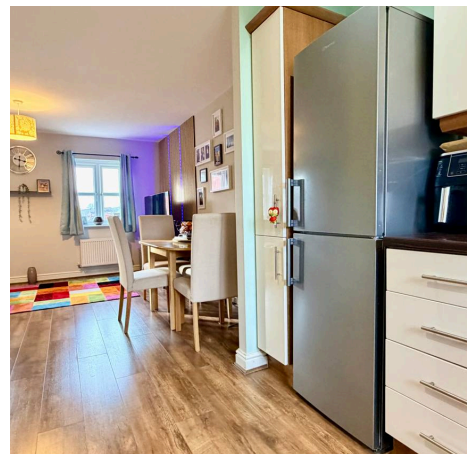
Total Living Space: Approx 1099 sq ft

Occupying a pleasant position overlooking an open space in a popular residential area close to many local amenities is this well presented three storey, mid town house. The flexible ground floor accommodation is ideal for those with teenagers requiring their own space or dependent relatives. The spacious property comprises in brief, entrance hall, utility room/workshop (which has been partly converted from the garage), a bedroom and shower room. On the first floor is an open plan living, dining room and fitted kitchen. The second floor has two double bedrooms, an en-suite shower room and a family bathroom. Outside to the front is a driveway providing off-road parking and an enclosed rear garden. Accessed via a double glazed door into the entrance hall, stairs rising to the first floor, under stair storage cupboard, external door leading to the rear garden and door off to a utility room/workshop, converted from the original garage, having been plaster boarded and carpeted with space and plumbing for a washing machine and fridge freezer. There is a double bedroom with a window to the rear aspect and a shower room with a white three-piece suite. On the first floor is an 'L' shaped open plan living, dining, kitchen with two windows to the rear aspect, wood laminate flooring and TV point, opening into the fitted kitchen with a window to the front aspect, a range of wall and base units, sink and drainer, integrated oven, four ring gas hob, space and plumbing for a dishwasher and fridge freezer and spotlighting to the ceiling. Stairs rising to the second floor with doors off to two further double bedrooms, the main bedroom having an en-suite shower room and a family bathroom.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

Utility Room/Workshop
15' 7" x 9' 7" (4.75m x 2.92m)

Bedroom Three
8' 0" x 9' 7" (2.44m x 2.92m)

Ground Floor Shower Room

Open Plan Living Dining Room
14' 5" x 13' 11" (4.39m x 4.24m)

Kitchen Area
10' 4" x 7' 11" (3.15m x 2.41m)

Bedroom One
10' 3" x 11' 1" (3.12m x 3.38m)

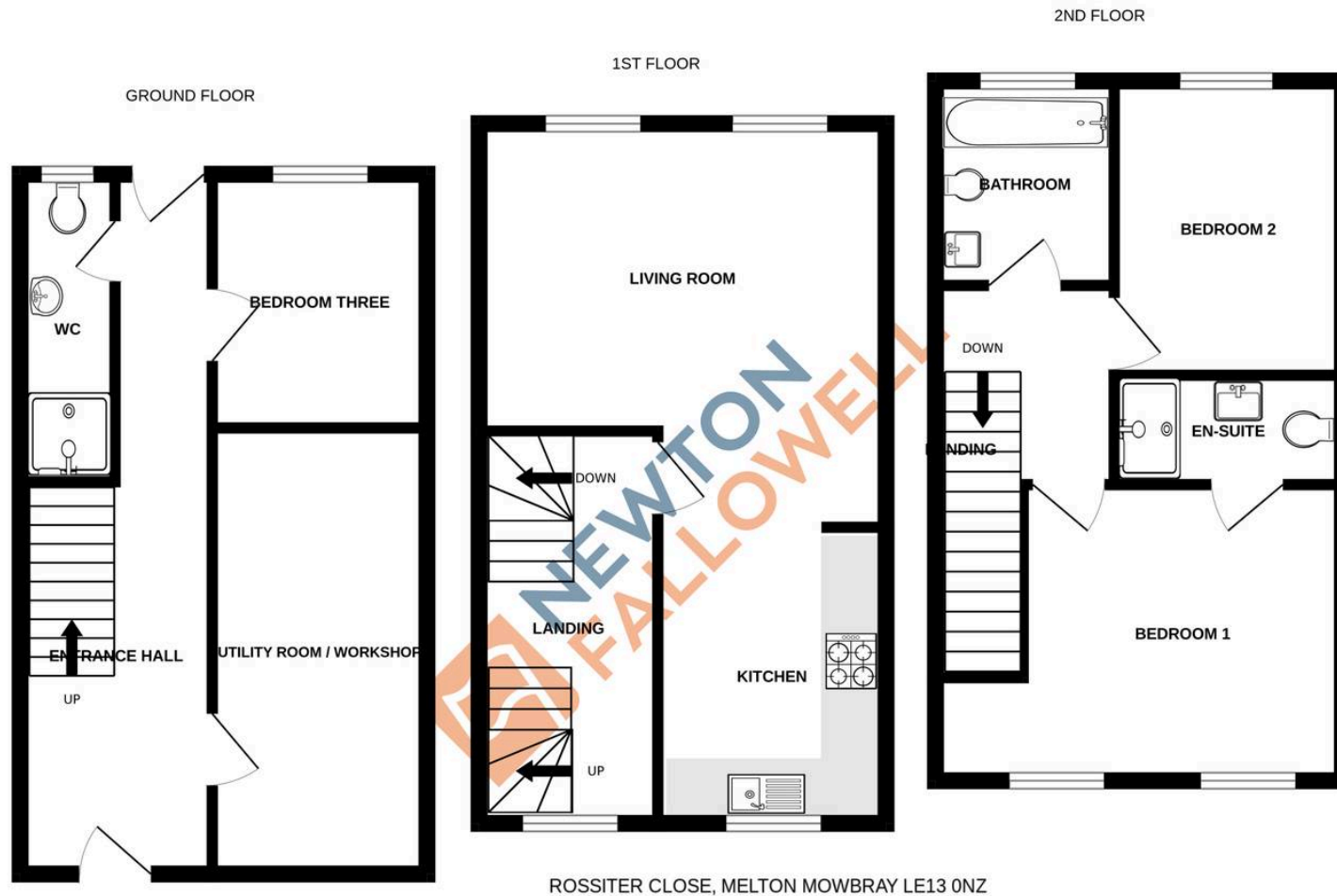


En-suite Shower

Bedroom Two
10' 5" x 7' 9" (3.18m x 2.36m)



Family Bathroom



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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