

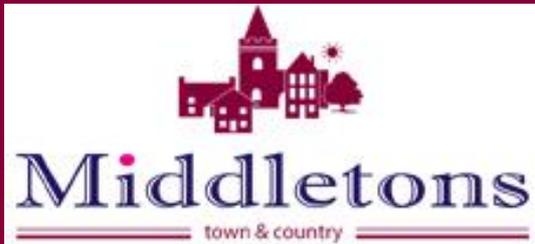


## NAVIGATION CLOSE, MELTON MOWBRAY

Asking Price Of £259,950

Three Bedrooms

Freehold



**THREE STORY TOWN HOUSE**

**DOWNSTAIRS WC**

**SOUTH FACING GARDEN**

**LOCAL AMENITIES NEARBY**

**DRIVEWAY AND GARAGE**

**SPACIOUS ACCOMMODATION**

**LOCAL SCHOOLS NEARBY**

**CENTRAL TO THE TOWN**

**COUNCIL TAX BAND C**

**01664 566258**

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A well-presented three-bedroom end town house arranged over three floors, ideally positioned within this popular development just moments from the town centre, train station, well-regarded schools and the local park.

The accommodation on offer comprises; entrance hall with doors to the integral garage, cloakroom and utility room. Stairs to the first floor landing where there is a generous lounge diner with doors to the garden and breakfast kitchen. Further stairs to the second floor landing having doors to the three bedrooms and a family bathroom.

**LOWER GROUND FLOOR** This spacious entrance hall has ample room for outer-wear and shoe storage, radiator, laminate wood flooring, staircase to the first floor and doors off to;

**UTILITY ROOM** Fitted with a range of wall, base and drawer units topped with work surfaces with space and plumbing under for a washing machine.

**CLOAKROOM** 2' 10" x 8' 5" (0.87m x 2.58m) Comprising of a low flush WC, radiator, extractor fan and laminate wood flooring.

**GARAGE** 19' 11" x 9' 10" (6.09m x 3.02m) Having a manual up and over door, power and lighting, personnel door to the entrance hallway.

**FIRST FLOOR** Further stair case to the second floor, radiator, carpet flooring and doors off to;

**LOUNGE** 16' 3" x 18' 9" (4.96m reducing to 3.49m x 5.72m) This generous reception room is nicely proportioned with space to also accommodate a dining table. Having a window and French doors to the rear garden allowing plenty of natural light, two radiators, feature fireplace with an electric fan heater, TV aerial point and carpet flooring.

**KITCHEN/BREAKFAST ROOM** 16' 4" x 8' 5" (4.98m x 2.58m) Fitted with a generous range of modern wall, base and drawer units topped with work surfaces, tiled splash backs, stainless steel sink and drainer unit with mixer tap over and space for a dish washer. Integrated electric double oven and a Stoves gas hob with extractor hood over. Two front facing windows, fitted with blinds, radiator, laminate tiled flooring, ample room for a breakfast table and fridge freezer.

**FIRST FLOOR LANDING** Having a built-in airing cupboard, radiator, carpet flooring and doors off to;

**BEDROOM ONE** 9' 1" x 13' 5" (2.78m x 4.10m) Having a rear facing window, radiator, fitted wardrobes and carpet flooring.

**BEDROOM TWO** 8' 7" x 12' 8" (2.62m x 3.87m) Having a front facing window, radiator, built-in wardrobe and carpet flooring.

**BEDROOM THREE** 8' 8" x 6' 9" (2.66m x 2.08m) Having a rear facing window, radiator and carpet flooring.

**BATHROOM** 7' 4" x 6' 10" (2.24m x 2.10m) Comprising of a panel bath with shower over complimented by a glazed shower screen low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, with fitted blind, for privacy, tiled walls and vinyl flooring.

**FRONT ASPECT** Block paved drive providing off road parking and access to the carport and garage. Steps lead up the front door with courtesy lighting.

**REAR GARDEN** Having a paved patio adjacent to the house, gravel beds and a formal lawn. Wood panel fencing and brick walling secures the boundary with gated access to the rear.

**AGENTS NOTE** TENURE Freehold. 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.

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EPC AND FLOORPLAN TO FOLLOW

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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.