



31 Barker Crescent, Melton Mowbray, LE13 0QN
£175,000

31 Barker Crescent Melton Mowbray LE13 0QN

A fantastic opportunity to acquire this spacious three-bedroom mid terrace property located on a popular residential estate on the south side of Melton Mowbray.

The property benefits from uPVC double glazing, gas fired central heating, electric vehicle charging point to front, solid wood flooring to the sitting room with wood burning stove, modern fixtures and fittings and off-street parking to the front via driveway.

The property is well positioned to many local amenities to include convenience store, take aways, pharmacy, primary school, local park and has good road links to Leicester and Oakham.





SUMMARY

Located on the popular south side of Melton Mowbray, this spacious three-bedroom terraced home on Barker Crescent offers a fantastic opportunity for families and first-time buyers alike.

The property features a welcoming entrance hall leading into a bright, generous sitting room, which serves as the heart of the home. To the rear, the open-plan kitchen and dining area provides a functional space for everyday living, with views overlooking the rear garden.

The first floor comprises three well-proportioned bedrooms and a modern family bathroom.

Externally, the home boasts a driveway for off-road parking to the front and a sizeable, enclosed garden to the rear, perfect for children or outdoor entertaining.

- **Spacious Three-Bedroom Home:** A well-proportioned mid-terrace property ideal for growing families.
- **Generous Living Space:** Features a large sitting room with plenty of natural light and wood flooring.
- **Open-Plan Kitchen/Diner:** With ample storage and space for a dining table.
- **Three Good-Sized Bedrooms:** Two comfortable doubles and a versatile third bedroom perfect for a nursery or office.
- **Modern Family Bathroom:** Fitted with a contemporary three-piece.
- **Off-Road Parking:** Includes a private driveway to the front of the property for convenient parking.
- **Enclosed Rear Garden:** A large, private outdoor space with a patio area and timber garden shed.
- **Sought-After Location:** Situated close to the highly-regarded Swallowdale Primary School and local amenities.
- **Excellent Transport Links:** Easy access to the town centre and road links toward Leicester and Oakham.

Description :

Porch : Entered via a uPVC door to porch with tiled flooring with further uPVC door to entrance hall.

Entrance Hall : with stairs to first floor landing, radiator, under stair cupboard, solid wood floor with doors leading to kitchen and sitting room.

Sitting Room : with solid wood flooring, radiator, coved ceiling and wood burning stove on slate hearth.

Kitchen/Dining Room : a good sized room with fitted kitchen comprising a range of eye and base level units, granite effect laminate worktops, composite sink, space for washing machine, space for dishwasher, integrated electric double oven, space for fridge freezer, extractor fan, radiator, window with views overlooking garden, tiled floors, tiled splashbacks and door to utility area.

Utility Area : with space and plumbing for tumble drier, coat storage, space for further freezer and uPVC glazed door to garden.

Landing : loft hatch and door to airing cupboard housing the gas combi boiler.

Bedroom One : a double bedroom with built in wardrobes, radiator and rear window overlooking garden.

Bedroom Two : a double bedroom with radiator.

Bedroom Three : a single bedroom with radiator.

Bathroom : a modern three piece suite comprising of low flush WC, ceramic sink, large shower enclosure with fixed screen, mixer shower, fully tiled walls, tiled floors and chrome heated towel rail.

Outside : with driveway to the front with parking for 2 cars and electric car charging point, small ornamental beds to front. To the rear there is a large patio area with gated access via walkway to front. Graveled area with large timber garden shed enclosed by borders of mature shrubs and trees.

IMPORTANT PROPERTY INFORMATION

Council Tax : Melton Council Band B.

Services : Main gas, electric, water and drainage.

Internet : ADSL and Fibre available.

EPC : Band D

FREEHOLD : Vacant possession upon completion.

Viewings : Strictly by appointment with Shouler & Son.

LOCATION

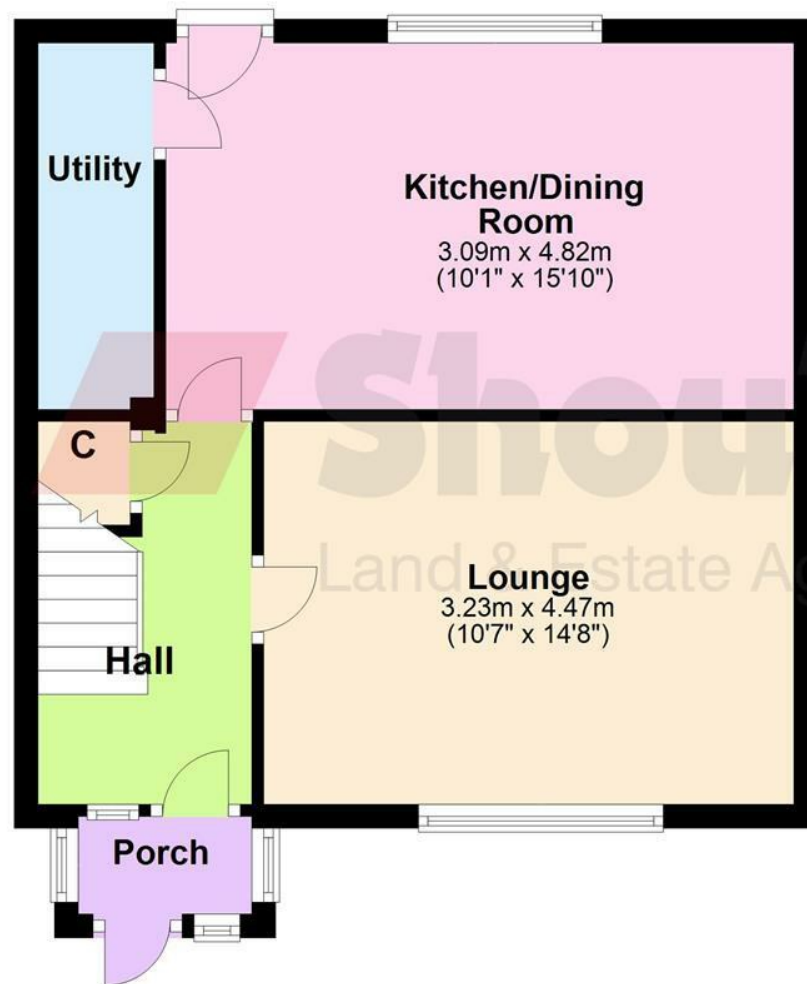
To locate the property take Dalby Road out of Melton Mowbray, proceed up this road and then pass Swallowdale School on your right hand side. After passing the school take a left into Hartopp Road and then first left into Barker Crescent. The property can then be found 25 meters on your left.

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 pro

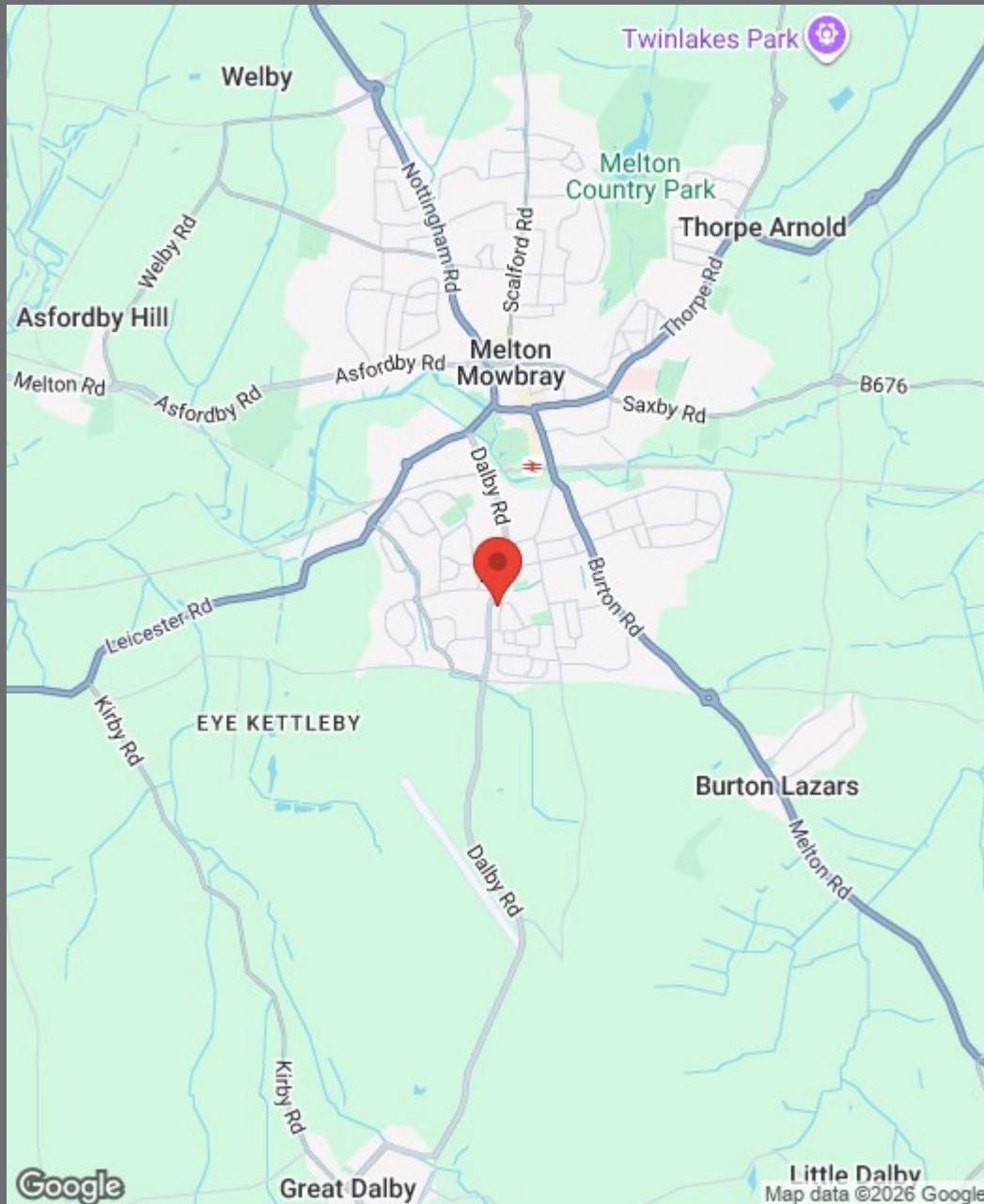


Ground Floor



First Floor





- CLOSE TO LOCAL AMENITIES
- BREAKFAST KITCHEN
- THREE BEDROOM
- SOUGHT AFTER ESTATE
- WOOD BURNING STOVE
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- SOLID WOOD FLOORING TO SITTING ROOM
- ELECTRIC VEHICLE CHARGING POINT
- OFF STREET PARKING TO THE FRONT
- MID TERRACE PROPERTY



pens.jolly.sums



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Tel: 01664 560181

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

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.