



RICHARD CLOSE, MELTON MOWBRAY

Asking Price Of £275,000

Three Bedrooms

Freehold



LINK-DETACHED HOUSE

CHAIN FREE

LANDSCAPED GARDEN

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

DOWNSTAIRS WC

LOCAL SCHOOLS NEARBY

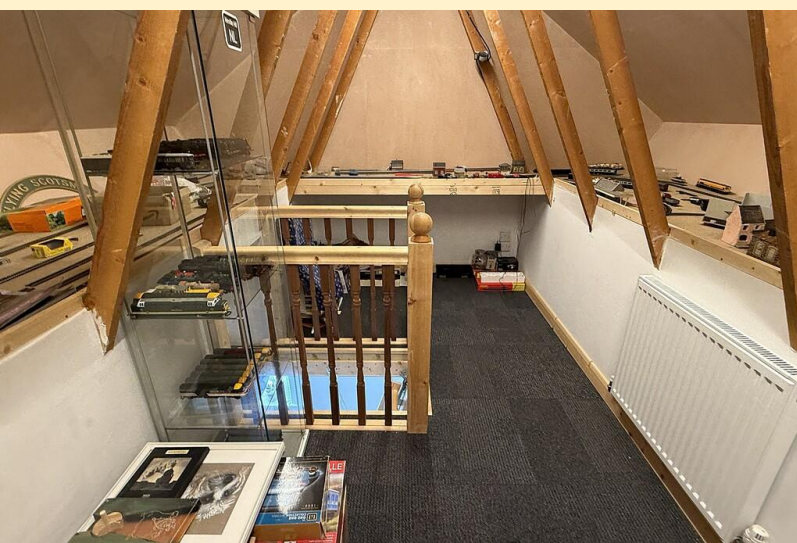
WALKING DISTANCE OF THE TRAIN STATION

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Offered with no onward chain this smartly maintained three- bedroom link- detached home tucked away in a peaceful cul- de- sac on the edge of Melton Mowbray. Ideally placed within easy walking distance of the town centre and train station, with excellent commuter links to Oakham, Grantham, Leicester and Nottingham.

The accommodation on offer comprises: entrance hall, cloakroom, spacious lounge and an open-plan dining kitchen to the first floor. Three bedrooms, an ensuite shower room and a family bathroom to the first floor. Outside, the property enjoys ample off- road parking, a garage and an easy- to- maintain rear garden.

ENTRANCE HALL Having stairs rising to the first floor, with space for coats, a radiator, tiled flooring and doors leading to the cloakroom and lounge.

LOUNGE 15' 7" x 14' 6" (4.75m x 4.42m) This generous, beautifully balanced reception room enjoys a bright front-facing window, radiator, stairs rising to the first floor with feature wood panels to the wall, under stairs storage cupboard, laminate wood flooring and a door through to the kitchen diner.

KITCHEN/DINER 15' 7" x 10' 11" (4.75m x 3.35m) Fitted with a sleek range of wall, base and drawer units topped with generous work surfaces, together with a stainless steel sink and drainer. There is space and plumbing for both a washing machine and dishwasher, along with an integrated fridge freezer, built-in recycling bins and a freestanding Range cooker included in the sale. A window and French doors open directly onto the rear decking, creating a wonderful spot for entertaining. Inset LED lighting, a central pendant, radiator and practical vinyl flooring complete this welcoming, sociable kitchen diner.

LANDING Having a side facing window, airing cupboard, with loft access via a hatch leading to a fully boarded and plastered space complete with lighting and a radiator.

BEDROOM ONE 9' 0" x 10' 2" (2.75m x 3.10m) A generous double with a rear facing window, radiator, fitted wardrobes, carpet flooring and a door through to the ensuite.

ENSUITE 4' 11" x 5' 8" (1.5m x 1.75m) Comprising of a shower cubicle, low flush WC, pedestal wash hand basin, heated towel rail, part tiled walls and vinyl flooring.

BEDROOM TWO 8' 11" x 10' 2" (2.72m x 3.1m) Another good sized double room having a front-facing window, a radiator, fitted wardrobes and carpet flooring,

BEDROOM THREE 7' 5" x 6' 8" (2.28m x 2.05m) Having a front facing window, radiator and carpet flooring.

BATHROOM Comprising of a panel bath with shower over and folding shower screen, low flush WC and a pedestal wash hand basin with tiled splash back. Obscure glazed window, radiator, tiled splash areas and vinyl flooring.

FRONT ASPECT A neatly kept lawn sits to the front of the property, with a driveway providing ample off-road parking and leading to the garage. Courtesy lighting frames the approach to the front door, creating a welcoming entrance.

GARAGE 15' 10" x 8' 6" (4.85m x 2.6m) Having an up and over door, power and lighting with a personnel door to the rear garden.

REAR GARDEN The rear garden offers an inviting and well-designed outdoor retreat, ideal for relaxing or entertaining. A generous decked terrace provides ample space for seating and open-air dining, flowing onto a neatly kept lawn framed by planted borders and a mature tree. Enclosed by timber fencing, the garden enjoys a private and pleasantly sheltered feel.

INFORMATION FOR BUYERS By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers their trusted partner, Coadjute, will securely manage these checks on their behalf. Once an offer is accepted (subject to contract), A non-refundable fee of £45+ VAT per person will apply for these checks. Additional charges (if applicable): £25 + VAT per gifor

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.

WHA 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.

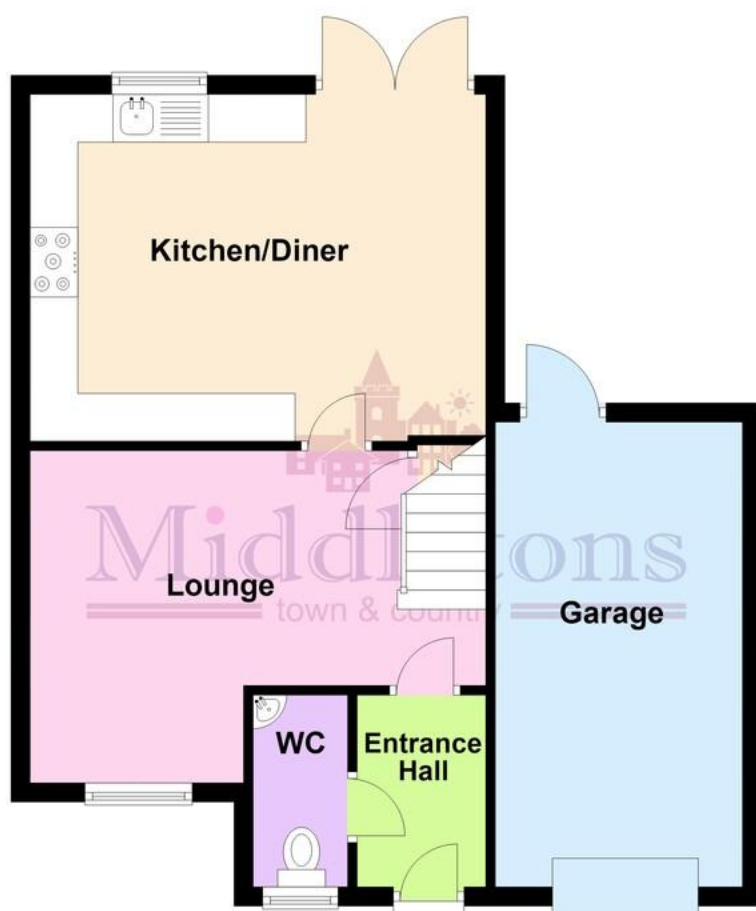
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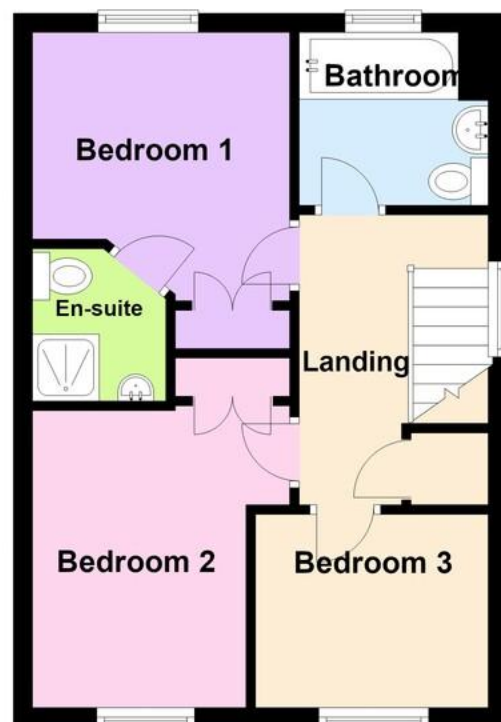




Ground Floor



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		86 B
69-80	C	74 C	
55-68	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 are 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.