



SARSON CRESCENT, MELTON MOWBRAY

Asking Price Of £269,950

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

CHAIN FREE

BRAND NEW PROPERTY

GOOD COMMUTER LINKS

ALLOCATED PARKING SPACES

SOLAR PANELS

N.H.B.C 10 YEAR WARRANTY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Traditional in its brick construction, the new build Exton is a three- bedroom semi- detached home set within the new Jelsons development at Scholars Walk, positioned on the sought- after south side of Melton Mowbray. Its location offers excellent convenience, sitting close to Melton Sports Village, well- regarded local schools and providing strong commuter links to Oakham, Stamford and Peterborough.

The accommodation on offer comprises: entrance hall, cloakroom, dual aspect lounge, kitchen and dining area to the ground floor. Three bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from allocated parking and an enclosed rear garden.

ENTRANCE HALL Having stairs ring to the first floor, under stairs storage cupboard, radiator and doors off to:

CLOAKROOM 6' 11" x 5' 1" (2.13m x 1.57m) Comprising of a dual flush WC, pedestal wash hand basin with tiled splash back, radiator, extractor fan and a storage cupboard.

LOUNGE 18' 10" x 13' 3" (5.76m x 4.06m) A bright, dual- aspect lounge featuring a walk- in bay window to the front and a second window to the rear, creating a beautifully light, airy feel throughout the day. The room includes two radiators for balanced warmth and a TV aerial point, offering a comfortable and versatile space for everyday living.

KITCHEN 10' 5" x 8' 3" (3.18m x 2.52m) Fitted with a modern range of wall, base and drawer units topped with work surfaces and tiled splashbacks, together with a stainless steel sink and drainer and space with plumbing for a washing machine. Integrated appliances include an eye- level Bosch oven and a gas hob with extractor hood. A front- facing window brings in natural light, complemented by inset spotlights and tiled flooring. The kitchen opens directly through to the dining area, creating an easy, connected layout.

DINING AREA 7' 8" x 9' 11" (2.36m x 3.04m) Patio doors open onto the rear patio, creating a lovely spot for entertaining and easy indoor–outdoor living. The room includes a radiator and a central pendant light, completing the space.

LANDING Taking the stairs to the first floor landing having doors off to:

BEDROOM ONE 12' 0" x 11' 5" (3.68m x 3.49m) Double room featuring a front facing window, radiator and door to the ensuite.

ENSUITE 8' 3" x 4' 7" (2.52m x 1.42m) Comprising of a shower cubicle, dual flush WC and a heated towel rail. Obscure glazed window for privacy and tiled splash areas.

BEDROOM TWO 7' 1" x 10' 3" (2.18m x 3.14m) Double room featuring a front facing window and radiator.

BEDROOM THREE 9' 8" x 7' 10" (2.96m x 2.4m) Featuring a rear facing window and radiator.

FRONT ASPECT Allocated parking sits to the front of the property, alongside a formal lawn and a paved pathway leading to the front door, which is sheltered by a storm porch.

REAR GARDEN Having a paved patio adjacent to the house, formal lawn (to be laid) and wood panel fencing to the boundary.

SOLAR PANELS The solar panels on this property are owned. Please ask for further details.

MANAGEMENT CHARGE There is a service charge to maintain the communal green areas of £245.38 per annum. This information was obtained from builder.

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.

Please note: Some interior images have been virtually staged with furniture and decor to help illustrate the property's spatial potential. The home is sold unfurnished/vacant.

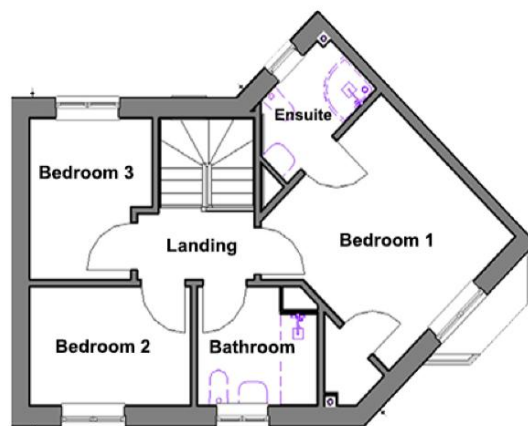
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Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.