



## BRANSTON CRESCENT, MELTON MOWBRAY

Asking Price Of £220,000

Three Bedrooms

Freehold



**SEMI-DETACHED HOUSE**

**CHAIN FREE**

**GREAT FIRST TIME BUY**

**LOCAL AMENITIES NEARBY**

**GARAGE AND DRIVEWAY**

**FRONT AND REAR GARDENS**

**CLOSE TO LOCAL SCHOOLS**

**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**





Offered with no upward chain, three-bedroom semi-detached house located on the south side of Melton Mowbray, conveniently close to local schools and amenities.

The accommodation on offer comprises; entrance hall, lounge, open-plan kitchen and dining room to the ground floor. Three good sized bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, carport, garage and a private rear garden.

**ENTRANCE HALL** Having stairs rising to the first floor, radiator, tiled flooring and part glazed door to the lounge.

**LOUNGE** 12' 11" x 13' 7" (3.94m x 4.15m) Having a window to the front aspect, radiator, feature fireplace with real flame gas fire, TV aerial point, under stair storage cupboard, carpet flooring and opening through to the kitchen diner.

**KITCHEN/DINER** 16' 7" x 10' 9" (5.06m x 3.28m) Open-plan kitchen diner having french doors to the rear garden making a great space to entertain. The kitchen has been fitted with an extensive range of wall, base and drawer units with under lighting and topped with work surfaces incorporating a ceramic one and a half bowl sink and drainer with mixer tap over. Integrated appliance include a fridge, Lamona dishwasher, Logik washing machine and a free standing range cooker with extractor hood over. Window to the side aspect, tiled splash backs and tiled flooring.

**LANDING** Taking the stairs to the first floor landing having a window to the side aspect, access hatch to the loft space, carpet flooring and doors off to;

**BEDROOM ONE** 13' 3" x 10' 2" (4.05m x 3.11m) Having a window to the front aspect, radiator, fitted wardrobes and dressing table and carpet flooring.

**BEDROOM TWO** 10' 4" x 11' 2" (3.15m x 3.42m) Having a window to the rear aspect, radiator, airing cupboard and carpet flooring.

**BEDROOM THREE** 6' 5" x 10' 2" (1.96m x 3.10m) Having a window to the front aspect, radiator, over stairs storage cupboard and carpet flooring

**BATHROOM** 6' 1" x 6' 1" (1.87m x 1.87m) Comprising of a panel bath with shower over and glazed shower screen, vanity unit wash hand basin and a close coupled WC. Obscure glazed window, radiator, tiled walls and flooring.

**FRONT GARDEN** Having a generous tarmac drive providing ample off road parking with a formal lawn to the side with gravel bed borders.

**CARPORT** Currently used as an undercover decked seating area having double doors to the driveway.

**GARAGE** 8' 11" x 17' 5" (2.72m x 5.33m) Having an up and over door, power and lighting connected.

**REAR GARDEN** Very private rear garden, landscaped for ease of maintenance with a large patio area adjacent to the house, garden tap, artificial lawn and gravel borders. While located alongside the train line, the property is well-buffered by natural screening.

**AGENTS NOTE** 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.

**WHAT 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.







## 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.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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.