



REDWOOD AVENUE, MELTON MOWBRAY

Asking Price Of £309,950

Three Bedrooms

Freehold



DETACHED HOUSE

OPEN-PLAN LIVING

GOOD SIZED GARDEN

NEXT TO MELTON COUNTRY PARK

GARAGE AND DRIVEWAY

ENSUITE SHOWER ROOM

LOCAL SCHOOLS NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com





Beautifully presented three double bedroom detached home set on a popular estate to the north side of Melton Mowbray. Ideally located close to the Melton Country Park and within walking distance of John Ferneley College and local amenities. A fantastic opportunity for families or anyone seeking a well-placed home in a sought-after area.

The accommodation on offer comprises: porch, entrance hall, kitchen, dining room and lounge to the ground floor. Three double bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking, integral garage and a good sized rear garden which backs onto the Melton Country park.

PORCH Having a door into the garage and a further part glazed door into the entrance hall.

ENTRANCE HALL Having stairs rising to the first floor, radiator, laminate wood flooring and a door through to the dining room.

KITCHEN 25' 3" x 6' 8" (7.7m x 2.04m) Fitted with a comprehensive range of wall, base and drawer units complemented by generous work surfaces and a breakfast bar. Features include tiled splash backs, a stainless steel one-and-a-half bowl sink with drainer and mixer tap, space and plumbing for a dishwasher, an integrated washing machine, and a Rangemaster cooker with extractor hood above. A front-facing window and French doors opening onto the patio provide excellent natural light and seamless access to the garden. Further benefits include inset spot lighting, a radiator, and laminate wood flooring which continues through to the dining area.

LOUNGE/DINER 26' 10" x 13' 0" (8.2m x 3.98m) A generously proportioned open-plan lounge and dining room, providing a versatile and sociable living space ideal for both everyday family life and entertaining. The dining area benefits from a side-facing window, inset spot lighting, radiator and laminate wood flooring, which flows seamlessly into the lounge. The lounge enjoys an abundance of natural light courtesy of French doors opening onto the garden and an additional side-facing window. Further features include a TV aerial point, radiator and central pendant lighting, creating a warm and inviting atmosphere throughout.

LANDING Stairs rise to the first-floor landing, where a side-facing window provides natural light. Featuring fitted carpet and access to all first-floor accommodation via doors leading off.

BEDROOM ONE 13' 10" x 10' 0" (4.22m x 3.05m) Enjoying lovely rear-facing views across the garden and towards the country park beyond, this spacious principal bedroom features fitted wardrobes, a radiator and laminate wood flooring. A door provides direct access to the en-suite shower room.

ENSUITE 4' 9" x 5' 2" (1.47m x 1.59m) Appointed with a modern three-piece suite comprising a shower enclosure with rainfall shower head and separate handheld shower attachment, vanity wash hand basin and dual-flush WC. An obscure-glazed window provides natural light and privacy, while a heated towel rail, extractor fan, fully tiled walls and tiled flooring complete the space.

BEDROOM TWO 11' 0" x 9' 1" (3.37m x 2.79m) A further well-proportioned double bedroom enjoying attractive rear-facing views across the garden and towards the country park beyond. The room benefits from a radiator and laminate wood flooring.

BEDROOM THREE 8' 1" x 11' 8" (2.48m x 3.57m) A further double bedroom positioned to the front of the property, featuring two front-facing windows, radiator and laminate wood flooring. Bright and versatile, the room is well suited as a bedroom, guest room or home office.

BATHROOM 6' 0" x 7' 3" (1.83m x 2.21m) Beautifully appointed, the family bathroom comprises a panel bath with shower over and glazed shower screen, pedestal wash hand basin and dual-flush WC. An obscure-glazed window allows for natural light while maintaining privacy, complemented by a heated towel rail, attractive tiled walls and tiled flooring throughout.

FRONT ASPECT To the front of the property, a block-paved driveway offers generous off-road parking. Gated side access leads to the enclosed rear garden, while an external tap provides practical convenience for garden maintenance and outdoor use.

GARAGE Featuring an up-and-over door (scheduled for replacement), the garage benefits from power and lighting, together with a personal door providing direct access to the porch.

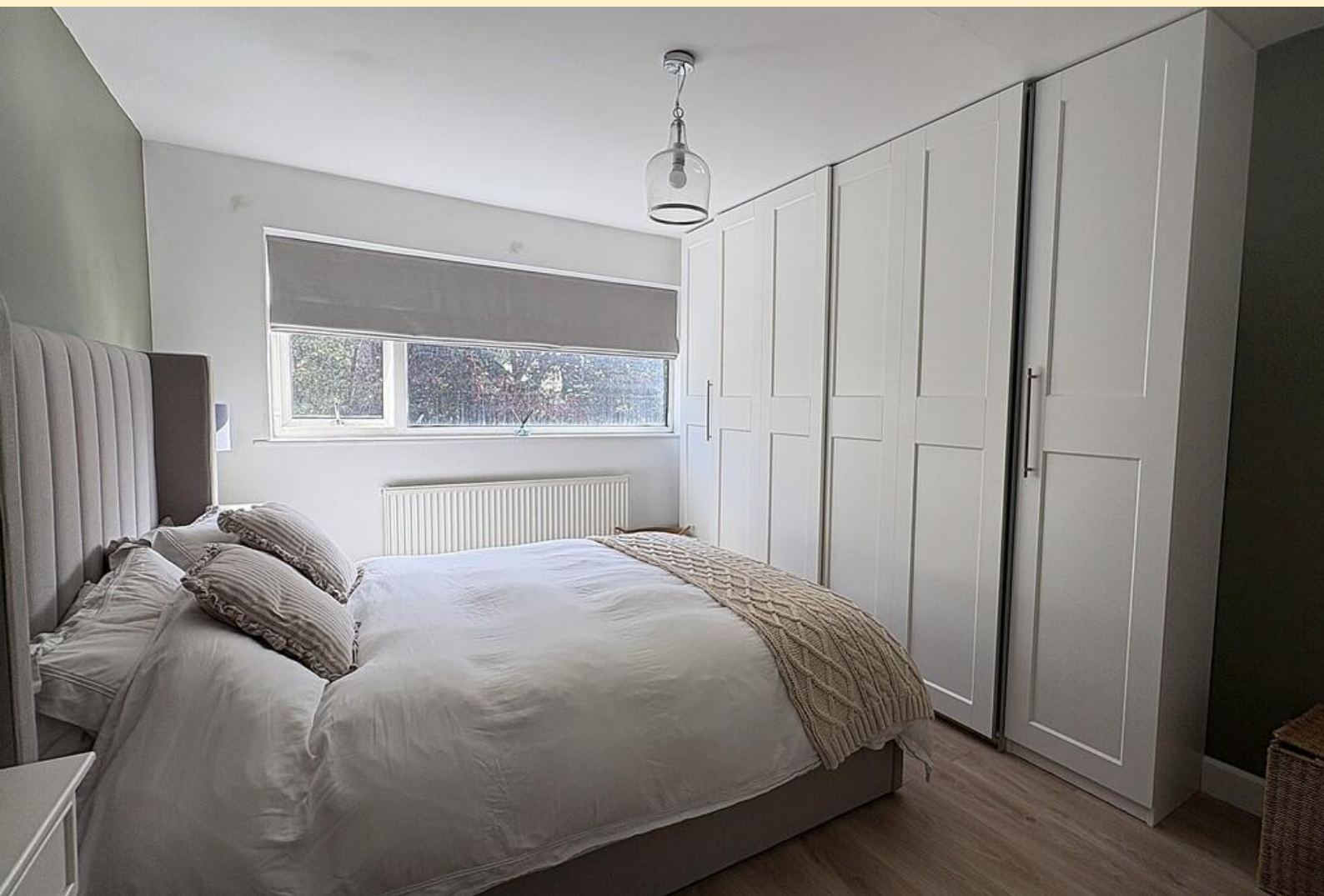
REAR GARDEN Backing directly onto the leafy surroundings of the neighbouring country park, the rear garden offers a wonderful sense of privacy and seclusion. Designed for both relaxation and entertaining, it features a paved terrace adjoining the house, extending to the side with gated access to the front. Steps framed by raised planting beds lead down to a well-maintained lawn, beyond which a gravelled seating area provides the perfect spot to enjoy the peaceful setting. The garden is enclosed by timber-panel fencing and includes a useful garden shed.

AGENTS NOTE TENURE Freehold. Please note that any services, heating, systems or appliances have not been tested by Middleton's, 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.

THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit middletons.uk.com/Referral-Fees







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		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		