



21 Easton Close, Melton Mowbray
£400,000

 **NEWTON FALLOWELL**

21 Easton Close

Melton Mowbray, Melton Mowbray

Parking Arrangements: Detached Garage & Driveway

Windows: Double Glazed

Heating: Gas Central Heating

Vendors Position: Buying on

Garden Orientation: Facing Rear

EPC Rating: B

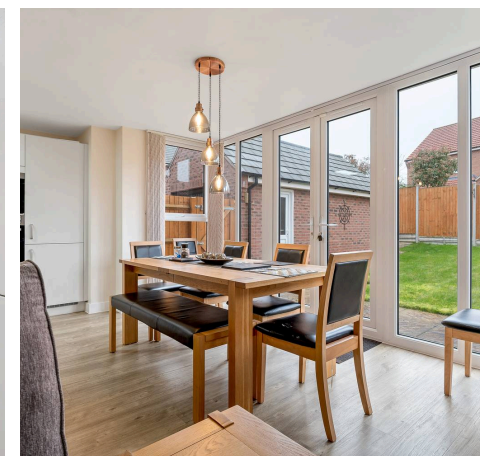
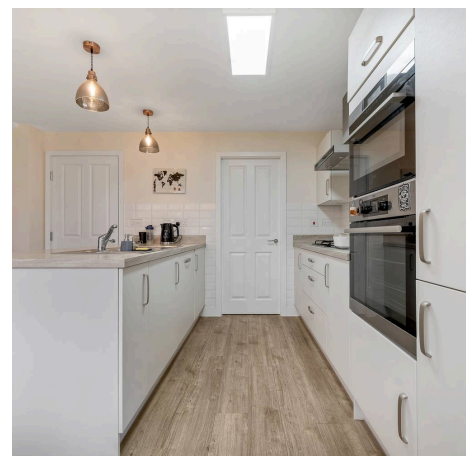
Council Tax Band: E

Total Living Space: Approx 1440 sq ft

Situated on the North side of town is this modern detached family home having easy access to Nottingham and the A46. Offering generous living space with the benefit of uPVC double glazing and gas central heating, the accommodation comprises in brief, entrance hall, cloakroom WC, living room, study, a spacious open plan dining kitchen and utility room. On the first floor are four bedrooms, the main bedroom having an en-suite shower room and a four piece family bathroom. There is a driveway providing off-road parking leading to a detached garage and gated access to an enclosed rear garden.

Accessed via the front door into the entrance hall, wood laminate flooring, under-stair storage cupboard, stairs rising to the first floor and door off to a cloakroom WC with a two piece white suite. The living room has windows to the front and side aspects, TV point and radiator. There is a study with a window to the front aspect, ideal for those working from home and a particular feature is the spacious, open plan living, dining kitchen.

Tenure: Freehold





A light and airy room with an array of wall and base units, complementary worktops, integrated appliances, a peninsula island housing the sink and drainer and a continuation of the wood laminate flooring through to the living space having space to dine, full length windows and two sets of French doors leading to the rear garden, and door through to a utility room having space and plumbing for a washing machine and door to the side aspect. Stairs rising to the first floor galleried landing with doors off to four bedrooms, the main bedroom having an en-suite shower room and a four piece family bathroom. Outside to the front is a driveway providing off-road parking leading to a detached garage with an up and over door, power and light and courtesy door to the rear garden. Gated access to an enclosed rear garden having a paved patio, garden shed, and the remainder laid to lawn with timber panel fencing to the boundaries

Living Room

17' 3" x 10' 11" (5.26m x 3.33m)

Study

8' 8" x 6' 8" (2.64m x 2.03m)

Living, Dining, Kitchen

26' 10" x 15' 8" (8.18m x 4.78m)

Utility Room

5' 3" x 5' 9" (1.60m x 1.75m)

Bedroom One

14' 5" x 11' 0" (4.39m x 3.35m)

En-suite Shower Room

Bedroom Two

10' 11" x 8' 7" (3.33m x 2.62m)

Bedroom Three

10' 0" x 11' 0" (3.05m x 3.35m)

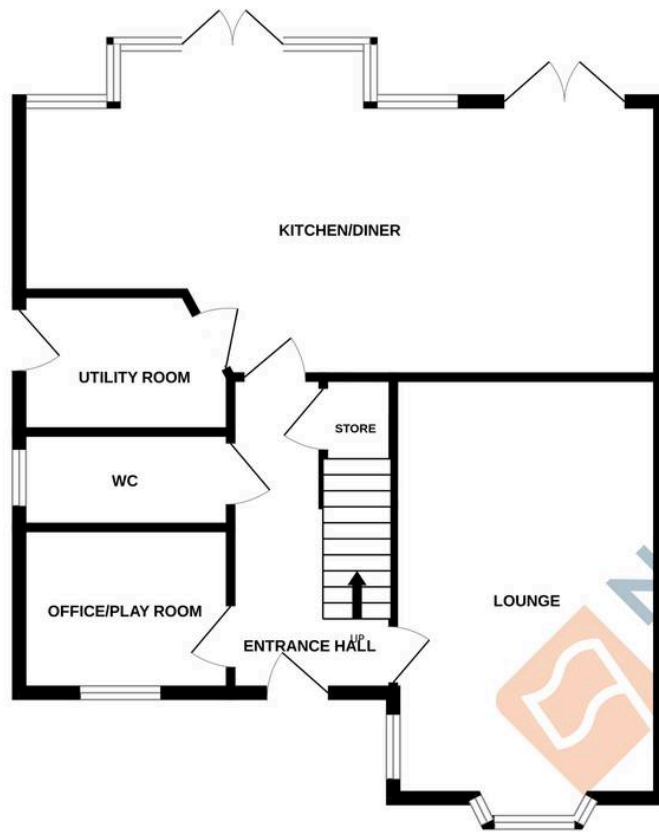
Bedroom Four

9' 1" x 8' 8" (2.77m x 2.64m)

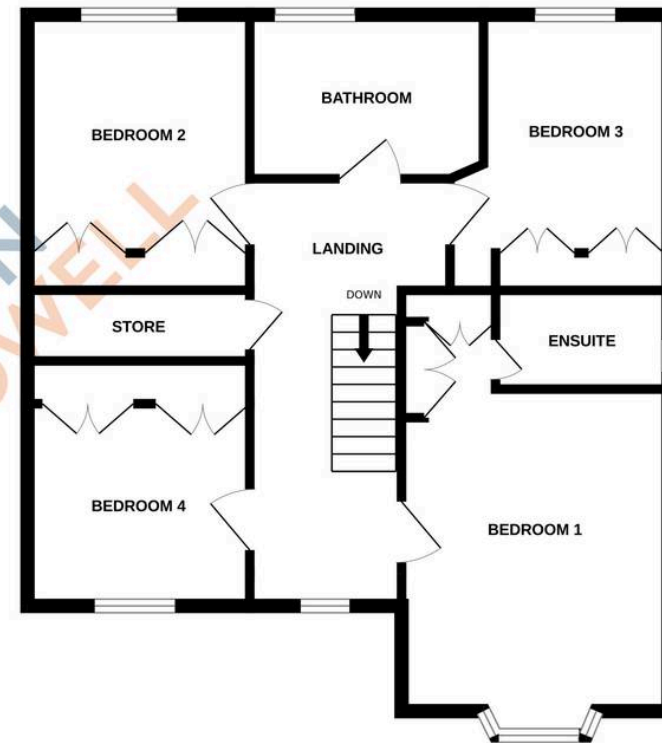
Family Bathroom



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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