



52 Winster Crescent, Melton Mowbray
£160,000

 **NEWTON FALLOWELL**

52 Winster Crescent

Melton Mowbray, Melton Mowbray

This well-presented two bedroom semi-detached home is situated within a popular development and offers an excellent opportunity for first-time buyers or those seeking a comfortable and modern living environment. The property is offered with no onward chain, ensuring a straightforward purchase process for prospective buyers. Upon entering the home, you are greeted by a spacious living room that provides an inviting space for relaxation and entertaining guests. The modern kitchen/diner is thoughtfully designed, featuring contemporary units and ample room for a dining table, making it ideal for both every-day meals and more formal gatherings. Upstairs, there are two well-proportioned bedrooms, with bedroom one benefitting from fitted furniture (providing convenient storage solutions and maximising available space), while the second bedroom is perfect for use as a guest room, nursery or home office. The family bathroom is finished to a high standard, offering a clean and stylish environment. Additional features include double glazing and gas central heating throughout, ensuring a comfortable and energy-efficient home. The property also benefits from driveway parking, providing off-road parking for residents and visitors alike. Located within easy reach of local amenities, schools and transport links, this attractive home combines practicality with modern living, making it an ideal choice for a range of buyers. Early viewing is highly recommended to appreciate the quality and convenience that this delightful property has to offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Porch

4' 4" x 2' 10" (1.33m x 0.87m)

Lounge

14' 0" x 13' 11" (4.26m x 4.23m)

Kitchen / Diner

13' 11" x 8' 7" (4.24m x 2.61m)

First Floor Landing

5' 11" x 4' 10" (1.80m x 1.48m)

Bedroom 1

10' 11" x 10' 2" (3.34m x 3.10m)

Bedroom 2

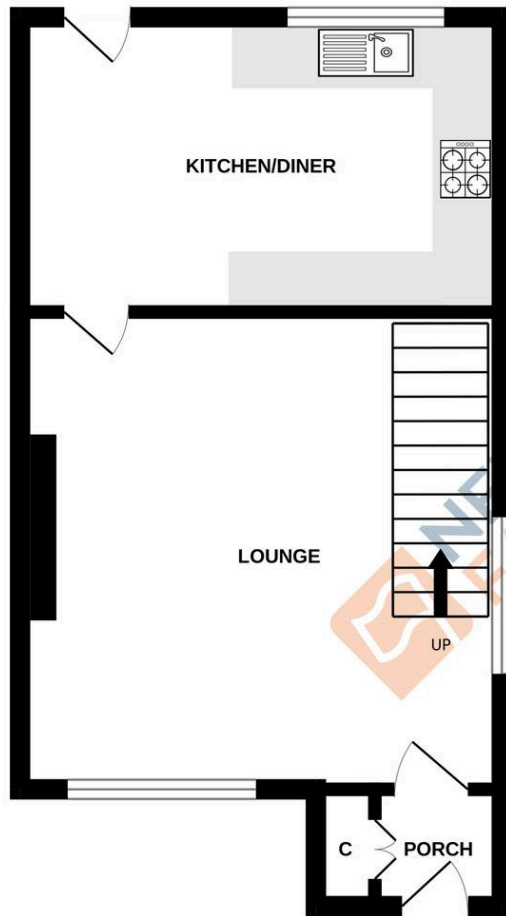
11' 9" x 7' 9" (3.57m x 2.36m)

Bathroom

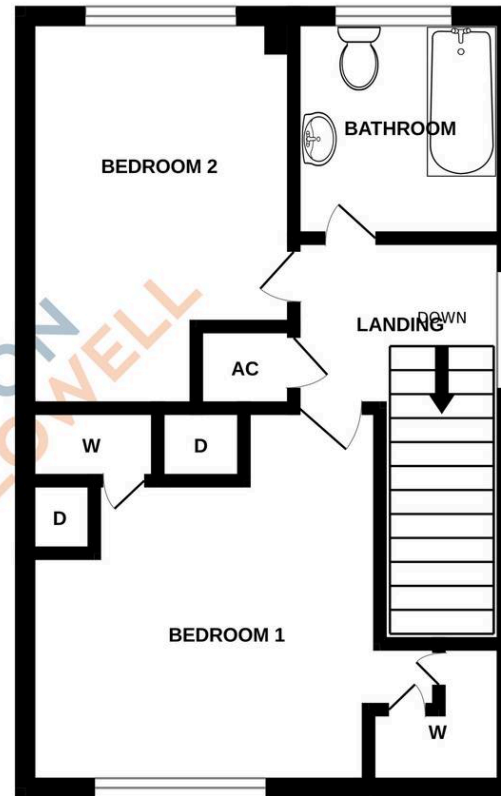
6' 6" x 5' 10" (1.98m x 1.79m)



GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.1 sq.m.) approx.

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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Newton Fallowell - Melton Mowbray

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