



REDBROOK CRESCENT, MELTON MOWBRAY

Asking Price Of £310,000

Three Bedrooms

Freehold



DETACHED HOUSE

DRIVEWAY

GOOD SIZED GARDEN

CLOSE TO LOCAL AMENITIES

GARAGE AND CARPORT

HOME OFFICE

LOCAL SCHOOLS NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Beautifully presented and modernised throughout, this three bedroom detached house is situated to the south side of Melton Mowbray within close proximity to local schools, amenities and the town centre.

The accommodation on offer includes an inviting entrance hall, a bright lounge and a stylish open- plan kitchen diner to the ground floor. Upstairs, you'll find three well- proportioned bedrooms and a modern family bathroom. Outside, the property really comes into its own, boasting generous off- road parking, a carport, garage and a versatile home office. A good- sized, west- facing garden sits to the rear, offering a pleasant and private space.

PROPERTY DESCRIPTION Beautifully presented and modernised throughout, this three bedroom detached house is situated to the south side of Melton Mowbray within close proximity to local schools, amenities and the town centre. The accommodation on offer includes an inviting entrance hall, a bright lounge and a stylish open-plan kitchen diner to the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. Outside, the property really comes into its own, boasting generous off-road parking, a carport, garage and a versatile home office. A good-sized, west-facing garden sits to the rear, offering a pleasant and private space.

ENTRANCE HALL Part glazed door into the inviting entrance hall, having stairs rising to the first floor, fitted cupboard, radiator, laminate wood flooring and doors off to;

LOUNGE 14' 1" x 11' 11" (4.3m x 3.64m) Having a large front facing window allowing plenty of natural light, radiator, TV aerial point and laminate wood flooring.

KITCHEN/DINER 18' 10" x 10' 3" (5.76m x 3.13m) This spacious kitchen diner offers ample room for a dining table or relaxed seating, with patio doors opening onto the rear patio to create a brilliant space for entertaining. The kitchen is fitted with a modern range of wall, base and drawer units, finished with wooden return work surfaces, and includes a stylish breakfast bar for casual dining. An inset Belfast sink sits beneath a window overlooking the garden. Integrated Lamona appliances include a washing machine, dishwasher, electric oven and a gas hob with extractor hood above. There is also generous space for an American-style fridge freezer. A multi-fuel stove/burner, a radiator, LED lighting and Atto porcelain tiled flooring complete the space.

LANDING Having a side-facing window, the landing also provides access to the loft via a pull-down ladder. The attic space benefits from lighting and houses the central-heating combi boiler. Doors lead to:

BEDROOM ONE 12' 5" x 11' 3" (3.8m x 3.45m) Having a front facing window, radiator and carpet flooring.

BEDROOM TWO 11' 1" x 11' 3" (3.38m x 3.43m) Having a rear facing window with countryside views, radiator and carpet flooring.

BEDROOM THREE 7' 6" x 9' 4" (2.31m x 2.86m) Having a front facing window, radiator and carpet flooring.

BATHROOM 6' 3" x 7' 6" (1.91m x 2.29m) Fitted with a white contemporary suite comprising a bath with shower over and glazed screen, a vanity-unit wash hand basin, dual-flush WC and a heated towel rail. An obscure-glazed window provides privacy, while tiled walls and vinyl flooring complete the room.

FRONT ASPECT Having a generous Tarmac front drive providing ample off road parking, access through double doors to the carport.

CARPORT 7' 11" x 22' 1" (2.42m x 6.75m) With lighting.

GARAGE 8' 2" x 18' 7" (2.5m x 5.67m) Having an up and over door, power and lighting.

HOME OFFICE 10' 9" x 5' 10" (3.3m x 1.79m) This fully insulated office space has power and lighting and a window overlooking the garden.

GARDEN This generous west-facing garden has been landscaped to include a sandstone patio adjacent to the house, along with a garden tap and a low-maintenance artificial lawn. Beyond this lies a further formal lawn, all enclosed by wood-panel fencing.

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.

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.

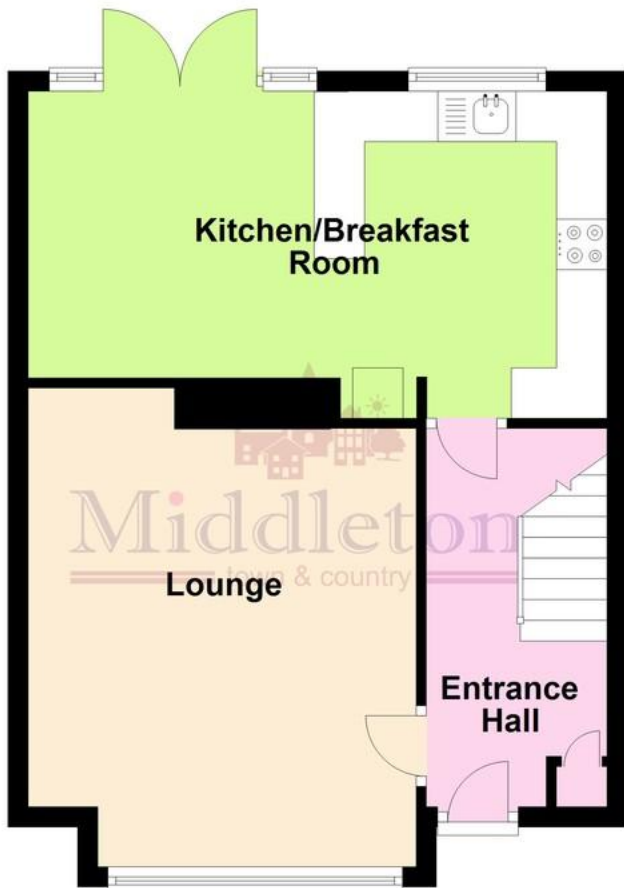
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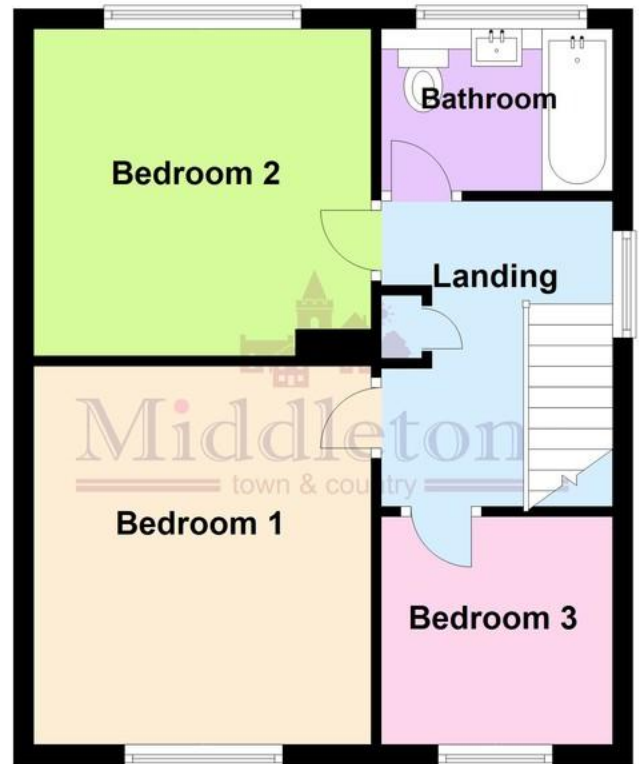




Ground Floor



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	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

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