



Offers In Excess Of £269,950 | Freehold
Redwood Avenue, Melton Mowbray, LE13 1TZ





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- Directly opposite footpath into Country Park
 - No onward chain
 - Detached Property
 - Low maintenance rear garden
 - Capacious living and dining rooms
 - Driveway parking for two vehicles
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Rarely do such opportunities arise; situated directly opposite footpath access to the Melton Country Park, this treasured family home is now awaiting its next custodians. Located within a well-established residential area to the northerly fringes of Melton Mowbray, this home offers deceptive dimensions and is for sale with no onward chain.

The property is approached via the front driveway with parking for two cars, and access provided via a useful front porch, recently added by the current owners. A handy space for storage of coats and shoes before leading into the entrance hallway which provides access to the ground floor accommodation.

The living room is capacious in size, occupying the width of the rear of the property, benefitting from a westerly facing outlook into the rear garden, enjoying a large degree of sunlight. There is a separate dining room which comfortably houses a table for six - ideal for formal dining or everyday family use.

The kitchen sits to the front of the property, overlooking the driveway and is well stocked with a range of eye and base level units, stocked with modern appliances - a fridge freezer, tumble drier and washing machine to be included in the sale of the









property. The boiler is housed in the kitchen and was installed just under 12 months ago.

To the first floor there are three bedrooms, two offering comfortable accommodation for double beds and the third being capacious for a single bed or study purposes. There is a handy shower room with a vanity sink and separate WC adjacent.

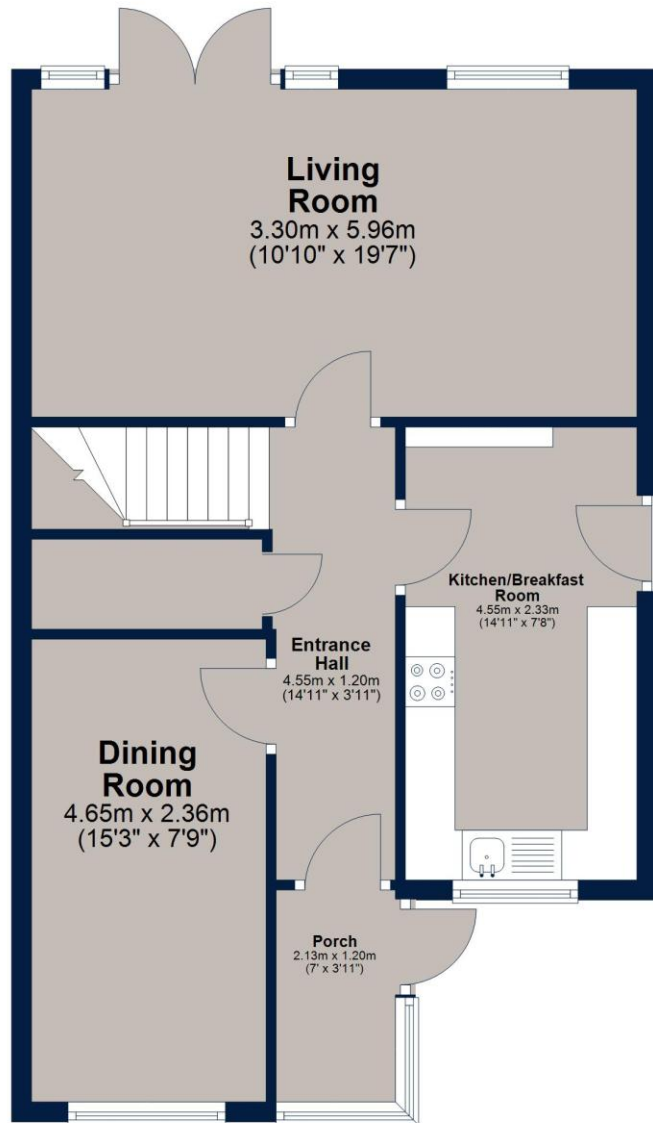
The rear garden has been configured for low maintenance in mind, with a raised lawn area, sleeper beds stocked with hardy perennial plants, a greenhouse, and patio area.

To the front of the property there is parking for two cars, plus gated access to the left and right of the front elevation. The property benefits from a solar panel which heats the hot water (iBoost).



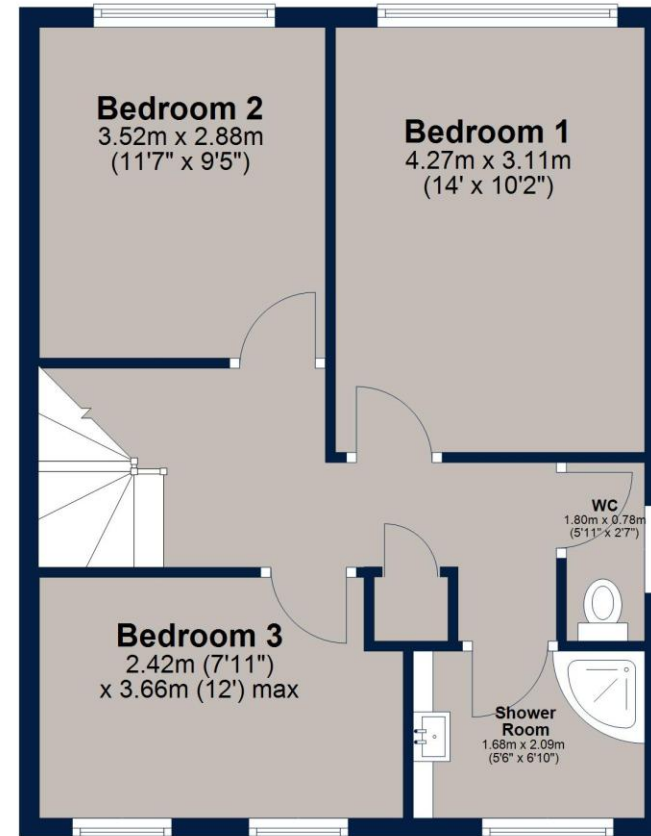
Ground Floor

Approx. 56.1 sq. metres (604.1 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.4 sq. feet)



Total area: approx. 104.6 sq. metres (1126.4 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Key Information

Local Authority: Melton Borough Council

Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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