

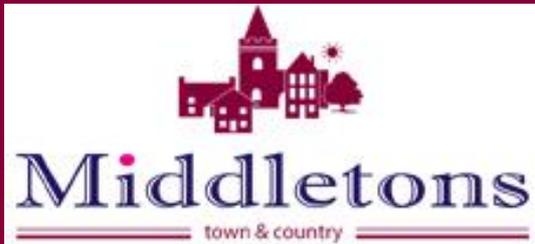


## DE MONTFORT, MELTON MOWBRAY

Asking Price Of £149,950

Two Bedrooms

Leasehold



**DETACHED BUNGALOW**

**LEASEHOLD**

**CHAIN FREE**

**CLOSE TO LOCAL AMENITIES**

**AVAILABLE FOR JUST 70% OF THE MARKET VALUE**

**OVER 55'S RETIREMENT COMPLEX**

**GARAGE**

**NORTH SIDE OF MELTON MOWBRAY**

**01664 566258**

**info@middletons.uk.com**





Great opportunity to purchase this two bedroom detached bungalow on a popular retirement complex providing Independent Retirement Living for the over 60's. Situated to the North side of Melton Mowbray and within walking distance of the town centre and local amenities.

The accommodation in brief comprises of; Entrance hall with storage, lounge, kitchen, two bedrooms and a shower room. The property also benefits from one off road parking space and a rear garden. The property is marketed at 70% of the full market value under the low cost housing scheme

**ENTRANCE HALL** Entering the property via a part glazed UPVC door with a window to the side, handy inbuilt large storage cupboard, further storage cupboard, carpet flooring and doors off to;

**LOUNGE** 14' 0" x 12' 11" (4.27m x 3.95m) Nicely proportioned lounge having a box bay double glazed window, radiator and carpet flooring.

**KITCHEN** 6' 1" x 13' 6" (1.87m x 4.13m) Fitted with range of wall, base and drawer units with roll edge work surfacing, inset stainless steel sink and drainer with mixer tap over, tiled splash backs, space for an oven, space and plumbing for a washing machine and wall mounted combi central heating boiler. Double glazed window and part glazed door to the rear garden, radiator and vinyl flooring.

**MASTER BEDROOM** 9' 3" x 12' 11" (2.84m x 3.96m) Having a double glazed window, radiator and carpet flooring

**SHOWER ROOM** 5' 6" x 7' 4" (1.69m x 2.25m) Comprising of a low flush WC, pedestal wash hand basin, double shower cubicle with shower riser, chrome towel rail, radiator part tiled walls and vinyl flooring.

**BEDROOM TWO** 8' 6" x 6' 11" (2.61m x 2.11m) Having a double glazed window, radiator and carpet flooring.

**REAR GARDEN** Having a patio area adjacent to the property, formal lawn, mature shrubs and hedging to the boundary.

**GARAGE AND PARKING** There is a central communal car park for off road parking, spaces are not allocated it works on a first come first serve basis. There is a garage in the block opposite the bungalow having an up and over door.

**OUTSIDE TO THE FRONT** Paved pathways through the communal garden areas, meter and storage cupboard to the side of the front door.

**LEASE INFORMATION** The property is leasehold start date 05/01/2004 and for the over 55s only. Service charges are £103.00 per month.

Service charges are £103.00 per month. Service charges vary from scheme to scheme and are dependent on the terms of the lease but generally cover the following:-

- Landscape maintenance
- Emergency alarm system
- Building Insurance
- Cleaning of common parts
- External window cleaning of properties
- Maintenance of external structures
- Longhurst Group management fee
- Contribution into the Reserve Funds for renewals and planned and cyclical works

Further information can be found here:

<https://www.longhurst-group.org.uk/media/3341/leasehold-residents-handbook-may-2020.pdf>

**USEFUL INFORMATION** Please note that any services, heating, systems or appliances have not been tested, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned above 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.







## Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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[www.middletons.uk.com](http://www.middletons.uk.com)  
[info@middletons.uk.com](mailto:info@middletons.uk.com)

**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.