



## **DORSET DRIVE, MELTON MOWBRAY**

**Asking Price Of £450,000**

**Three Bedrooms**

**Freehold**



**COUNTRYSIDE VIEWS**

**DOUBLE GARAGE**

**LARGE REAR GARDEN**

**CLOSE TO LOCAL AMENITIES**

**DETACHED BUNGALOW**

**AMPLE OFF ROAD PARKING**

**TWO CONSERVATORYS**

**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

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Three bedroom detached bungalow occupying a large plot situated on a sought after residential area to the south of Melton Mowbray.

The accommodation in brief comprises of; Entrance hall, lounge, dining room, conservatory, sun room, kitchen, bathroom and three bedrooms, one currently used as a study. Outside the property benefits from a block paved driveway, double garage and a large rear garden.



**ENTRANCE HALL** UPVC door with glazed side panel into the hallway with two inbuilt storage cupboards, radiator, carpet flooring and doors off to;

**LOUNGE** 11' 1" x 17' 10" (3.4m x 5.45m) Having double glazed patio doors to the conservatory, feature fireplace with gas fire, radiator, carpet flooring and archway through to the dining room.

**CONSERVATORY** 11' 10" x 9' 8" (3.63m x 2.95m) UPVC double glazed conservatory with pitched roof, french doors to the garden, radiator and carpet flooring.

**DINING ROOM** 9' 1" x 11' 7" (2.78m x 3.55m) Having dual aspect double glazed windows with views of the rear garden, radiator, carpet flooring and door through to the kitchen.

**KITCHEN** 11' 3" x 10' 6" (3.45m x 3.21m) Fitted with a range of wall, base and drawer units, roll edge work surfaces, inset stainless steel one and a half bowl sink and drainer, integrated appliances to include dishwasher, fridge, eye level Neff double oven, Neff four ring gas hob with extractor over. Double glazed window and door to the second conservatory/utility, part tiled walls, carpet tiled floor and radiator.

**SUN ROOM / UTILITY** 6' 11" x 10' 11" (2.11m x 3.35m) Dwarf wall base with UPVC double glazed upper, door to the rear garden, work surface with space and plumbing for a washing machine, space for an under counter freezer and tiled flooring.

**MASTER BEDROOM** 17' 11" x 12' 8" (5.48m x 3.87m) Having a dual aspect double glazed windows in the dressing area, radiator, fitted mirrored slide wardrobes and carpet flooring.

**BEDROOM TWO** 11' 1" x 9' 9" (3.38m x 2.98m) Having a double glazed window to the front aspect, radiator and carpet flooring.

**STUDY/BEDROOM THREE** 8' 7" x 8' 4" (2.62m x 2.55m) Currently used as a study, having a double glazed window to the front aspect, radiator and carpet flooring.

**BATHROOM** 8' 0" x 6' 5" (2.44m x 1.98m) Comprising of a panel bath with mixer tap and shower attachment, independent shower over the bath with bi-folding shower screen, vanity unit wash hand basin and close coupled WC, heated towel rail, part tiled walls, obscure double glazed windows and vinyl flooring.

**OUTSIDE TO THE FRONT** Having a block paved driveway with carport leading to the double garage and pathway to a gate giving access to the rear garden.

**GARAGE** 15' 3" x 16' 6" (4.65m x 5.03m) Electric roller door, power and light connected, window and personnel door to the rear.

**REAR GARDEN** Beautifully maintained large rear garden, paved patio areas adjacent to the bungalow, raised vegetable beds, rockery, greenhouse, shed, outside tap, formal lawn with steppingstone path, raised gravel and flower beds and wood panel fencing to the border.

**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.

**FULL BROCHURE** A full brochure for this property is available on the Middletons website.







## 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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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**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.