



OXFORD DRIVE, MELTON MOWBRAY

Asking Price Of £285,000

Two Bedrooms

Freehold



DETACHED BUNGALOW

LOW MAINTENANCE REAR GARDEN

CONSERVATORY

SOUGHT AFTER LOCATION

AMPLE OFF ROAD PARKING

CARPORT AND GARDEN STORAGE

TWO DOUBLE BEDROOMS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Detached two bedroom bungalow situated to the south side of Melton Mowbray on a much sought after residential area convenient for both primary and secondary schools, local amenities and Melton Mowbray town centre

The accommodation in brief comprises; entrance hall, lounge, kitchen, utility room, conservatory, two double bedrooms, WC and a shower room. Outside the property benefits from ample off road parking, carport and garden storage to the rear.

PORCH AND ENTRANCE HALL Glazed UPVC door into the porch with a further glazed door into the entrance hall, laminate wood flooring, radiator, built-in storage cupboard and doors off to;

LOUNGE 13' 11" x 13' 7" (4.25m x 4.15m) Having a double glazed walk-in bay window to the front aspect and two further windows to the side aspect allowing plenty of natural light, feature fireplace with gas fire, radiator and laminate wood flooring.

KITCHEN 7' 4" x 12' 9" (2.25m x 3.89m) Fitted with a modern range of wall, base and drawer units, roll edge work surfaces, stainless steel sink and drainer with mixer tap over, Beko four ring gas hob with extractor hood over, eye level Beko electric oven, space and plumbing for a slimline dish washer. Double glazed window to the side aspect, in-built pantry, alcove with shelving, radiator, vinyl flooring and door to the utility room.

UTILITY ROOM 7' 10" x 7' 6" (2.4m x 2.29m) Having space and plumbing for a washing machine, space for a free standing fridge freezer, wall unit, work surface, central heating boiler, radiator, vinyl flooring and two double glazed windows.

CONSERVATORY 12' 2" x 11' 8" (3.71m x 3.58m) Dwarf wall base and double glazed UPVC construction, french doors to the rear garden, fitted blinds, radiator and laminate wood flooring.

MASTER BEDROOM 13' 3" x 12' 4" (4.06m x 3.76m) Having a double glazed bay window to the front aspect, radiator, carpet flooring, fitted wardrobes and overbed storage, bedside tables and dressing table.

BEDROOM TWO 10' 2" x 13' 7" (3.1m x 4.15m) Having french double glazed doors to the conservatory, bespoke 'Diamond' window to the side, radiator and carpet flooring.

WC 2' 10" x 6' 4" (0.87m x 1.95m) Low flush WC, fully tiled walls, radiator, frosted window and laminate wood flooring.

SHOWER ROOM 5' 10" x 9' 5" (1.78m x 2.88m) Comprising of a vanity unit wash hand basin and shower cubicle, radiator, frosted double glazed window, tiled walls and laminate wood flooring.

FRONT GARDEN Gravelled for low maintenance with a concrete driveway leading to the carport, wooden picket fence to the boundary.

REAR GARDEN Fully paved for low maintenance, garden tap, electric socket and wood panel fencing to the boundary.

GARDEN STORAGE Concrete sectional shed having a UPVC glazed door and window to the front, power and light connected and a further window to the side.

USEFUL INFORMATION 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.








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) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		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 are 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.