

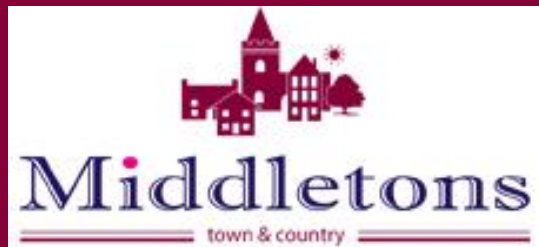


## **CRANMERE ROAD, MELTON MOWBRAY**

**Asking Price Of £245,000**

**Three Bedrooms**

**Freehold**



**LINK DETACHED BUNGALOW**

**CLOSE TO COUNTRY PARK**

**GARAGE**

**SHOWER ROOM**

**NORTH SIDE OF MELTON MOWBRAY**

**THREE BEDROOMS**

**GOOD SIZED GARDEN**

**LEASED SOLAR PANELS**

**COUNCIL TAX BAND C**

**01664 566258**

**info@middletons.uk.com**





Three bedroom link- detached bungalow situated on a sought after residential area to the North of Melton Mowbray in close proximity to the Melton Country park.

The accommodation in brief comprises; entrance hall, kitchen, lounge diner, three bedrooms and a shower room. Outside the property benefits from ample off road parking, garage, good sized rear garden and leased solar panels.



**ENTRANCE HALL** Part glazed door with side panel into the entrance hall having Japanese oak wood flooring, radiator and doors off to;

**KITCHEN** 7' 4" x 10' 6" (2.25m x 3.22m) Fitted with a modern range of wall, base and drawer units, square edge work surfaces, tiled splash backs, stainless steel sink and drainer unit with space and plumbing under for a washing machine. Integrated appliances to include; Bosch double oven, electric hob with extractor hood over and dishwasher. Double glazed window to the front aspect, wall mounted combi central heating boiler and vinyl flooring.

**LOUNGE/DINER** 11' 5" x 22' 4" (3.48m x 6.81m) Spacious lounge diner having a double glazed window to the front aspect, patio doors to the rear garden, two radiators, TV aerial point and carpet flooring.

**SHOWER ROOM** 6' 5" x 8' 3" (1.96m x 2.52m) Comprising of a vanity unit wash hand basin and close coupled WC, corner shower cubicle, radiator, tiled walls, vinyl flooring and an obscure glazed window.

**MASTER BEDROOM** 9' 10" x 12' 2" (3m x 3.73m) Having a double glazed window to the front aspect, radiator, fitted wardrobes and carpet flooring.

**BEDROOM TWO** 8' 9" x 11' 2" (2.67m x 3.42m) Having a double glazed window to the rear aspect, radiator, fitted wardrobes and carpet flooring.

**BEDROOM THREE** 8' 2" x 6' 11" (2.49m x 2.12m)  
Currently used as a home office having a double glazed window to the rear aspect, radiator and laminate flooring.

**OUTSIDE TO THE FRONT** Tarmac driveway leading to the property having off road parking to the front, gravel beds with mature shrub and pathway to the front door.

**GARAGE/STORAGE** Having french doors to the front, power and light connected, personnel door to the rear garden.

**REAR GARDEN** Having a paved patio area adjacent to the bungalow, garden tap, formal lawn with planted borders, raised planter and greenhouse. Wood panel fencing secures the boundary.

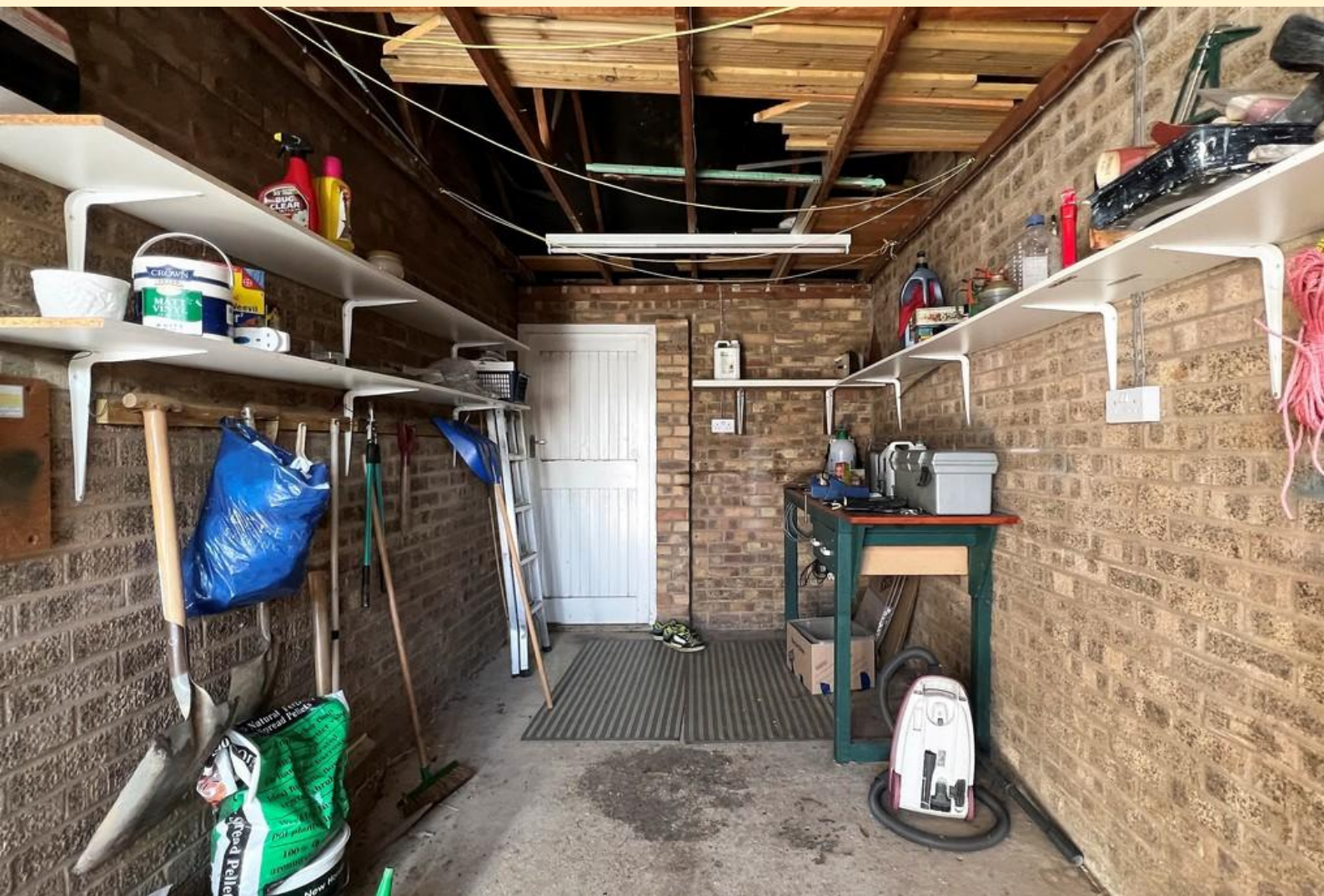
**SOLAR PANELS** The solar panels on this property are leased from Homesun LTD. Please ask for further details.

**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
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
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 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.