



HUNTERS RISE, KIRBY BELLARS

Asking Price Of £399,950

Three Bedrooms

Freehold



DETACHED BUNGALOW

GARAGE AND CARPORT

CHAIN FREE

GOOD COMMUTER LINKS

AMPLE OFF ROAD PARKING

PRIVATE REAR GARDEN

VILLAGE LOCATION

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

info@middletons.uk.com





Three bedroom detached bungalow situated in the village of Kirby Bellars, approximately 3 miles from the town of Melton Mowbray with good commuter links to Leicester, Nottingham and Loughborough.

The accommodation in brief comprises; entrance hall, cloakroom, inner hallway, kitchen, large lounge diner, three bedrooms and a bathroom. Outside the property benefits from ample off road parking, carport, garage and a private, south facing rear garden. The bungalow has recently been re-wired throughout. (Fully accredited and certificated).



ENTRANCE HALL Wooden external door into the entrance hall with doors off to the cloakroom and lounge diner.

CLOAKROOM 4' 8" x 6' 2" (1.43m x 1.88m) Comprising of a low flush WC, vanity unit wash hand basin, tiled splash back, radiator and vinyl flooring.

LOUNGE/DINER 28' 0" x 14' 6" (8.55m x 4.43m) Spacious lounge diner having double glazed patio doors opening onto the rear garden, three radiators, TV aerial point, feature stone fireplace with gas fire and carpet flooring.

KITCHEN 10' 7" x 9' 6" (3.25m x 2.9m) Fitted with a range of wall, base and drawer units, roll edge work surfaces, stainless steel double sink unit, eye level double oven and a gas hob. Double glazed window, radiator, tiled walls and carpet flooring.

INNER HALLWAY Having a cupboard housing the hot water tank and carpet flooring.

MASTER BEDROOM 11' 3" x 8' 9" (3.44m x 2.67m) Having a double glazed window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 11' 2" x 10' 0" (3.42m x 3.05m) Having a double glazed window to the front aspect, radiator and carpet flooring.

BEDROOM THREE 7' 1" x 10' 10" (2.16m x 3.32m) Having a double glazed window to the side aspect, radiator, two inbuilt cupboards and carpet flooring.

BATHROOM 6' 10" x 5' 6" (2.10m x 1.68m) Comprising of a panel bath with shower over, low flush WC, pedestal wash hand basin, radiator, tiled walls and an obscure glazed window.

OUTSIDE TO THE FRONT Landscaped low maintenance front garden with gravel beds and mature shrubs, driveway providing ample off road parking leading to a carport and then onto the garage.

GARAGE Having an up and over door, power and light connected, mechanics pit and double glazed windows. To the rear of the garage there is a utility room with plumbing for a washing machine, wall and base unit with sink, double glazed window and door through to the greenhouse.

REAR GARDEN South facing garden having been hard landscaped for low maintenance. The garden is arranged over three tiers with mature shrub beds and trees, raised vegetable garden to the rear with courtesy lighting, wood panel fencing secures the boundary.

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







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+) A		
(81-91) B		
(69-80) C		78
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

01664 566258
www.middletons.uk.com
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.