



MEDWAY DRIVE, MELTON MOWBRAY

Asking Price Of £325,000

Three Bedrooms

Freehold



DETACHED BUNGALOW

FRONT AND REAR GARDENS

CHAIN FREE

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

THREE BEDROOMS

CLOSE TO LOCAL SCHOOLS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Spacious three bedroom detached bungalow situated on a quiet cul-de-sac to the south side of Melton Mowbray. Within close proximity to local amenities, schools and the town centre.

The accommodation in brief comprises; entrance hall, lounge diner, kitchen, three good sized bedrooms and a family bathroom. Outside the property benefits from a driveway providing ample off road parking, detached and a rear garden with sun house.



PROPERTY DESCRIPTION Spacious three bedroom detached bungalow situated on a quiet cul-de-sac to the south side of Melton Mowbray. Within close proximity to local amenities, schools and the town centre. The accommodation in brief comprises; entrance hall, lounge diner, kitchen, three good sized bedrooms and a family bathroom. Outside the property benefits from a driveway providing ample off road parking, detached and a rear garden with sun house.

ENTRANCE HALL Glazed door and side panel into the porch with a further door into the entrance hall. Two storage cupboards, radiator, carpet flooring a doors off to;

LOUNGE/DINER 13' 2" x 24' 0" (4.02m x 7.32m) Having a double glazed window to the front aspect and french doors to the rear garden, radiator, wall mounted gas fire and carpet flooring.

KITCHEN 9' 2" x 12' 4" (2.8m x 3.78m) Fitted with a modern range of wall, base and drawer units, roll edge work surfaces, stainless steel one and a half bowl sink and drainer unit, space for a freestanding cooker with extractor hood over and a fridge freezer. Double glazed window to the rear aspect, external door to the garden, radiator and vinyl flooring.

BATHROOM 7' 7" x 6' 3" (2.32m x 1.92m) Comprising of a panel bath with shower over, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator, part tiled walls and vinyl flooring.

MASTER BEDROOM 14' 1" x 11' 6" (4.31m x 3.52m) Having a double glazed window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 11' 2" x 12' 7" (3.42m x 3.85m) Having a french doors opening onto the rear garden, radiator and carpet flooring.

BEDROOM THREE 8' 11" x 11' 7" (2.73m x 3.55m) Having

a double glazed window to the front aspect, radiator and carpet flooring.

OUTSIDE TO THE FRONT Having a driveway and garage to the side providing ample off road parking, two formal lawns with central steps up to the front door.

GARAGE Single garage with an up and over door, power and light connected.

REAR GARDEN Patio area adjacent to the property, garden tap, steps up to a raised lawn with a pathway leading to the summer house. 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.

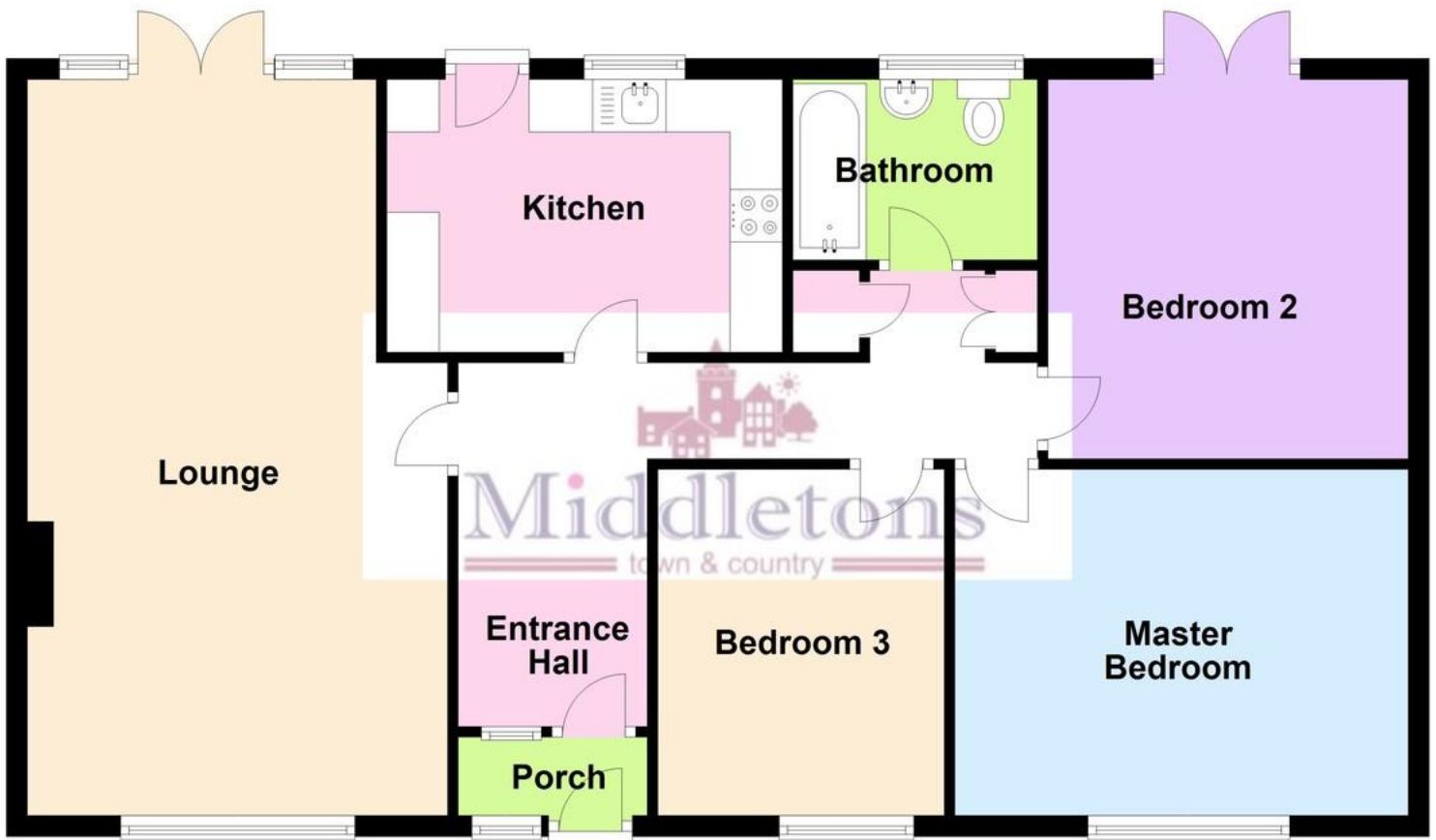
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please







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		83
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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.