



SCALFORD ROAD, MELTON MOWBRAY

Asking Price Of £335,000

Three Bedrooms

Freehold



DETACHED DORMER BUNGALOW

CHAIN FREE

FLEXIBLE ACCOMODATION

**WALKING DISTANCE OF THE TOWN
CENTRE**

AMPLE OFF ROAD PARKING

MASTER ENSUITE

CLOSE TO MELTON COUNTRY PARK

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Three bedroom detached dormer bungalow, situated to the north side of Melton Mowbray. Within close proximity to local schools, the Melton Country park and the town centre.

The property offers flexible accommodation over two floors to comprise; entrance hall, lounge, kitchen diner, utility room, WC, master bedroom with ensuite shower room and dining room to the ground floor. Two bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking and a good sized rear garden.



PORCH Part glazed door into the porch having a Velux window, tiled flooring, electric storage heater and a door through to the entrance hall.

ENTRANCE HALL Having stairs leading to the first floor landing, radiator and tiled flooring.

LOUNGE 11' 8" x 22' 3" (3.58m x 6.79m) Having a double glazed window to the rear aspect, two radiators, TV aerial point, chimney breast inset with a log burner on a brick hearth and carpet flooring.

KITCHEN/DINER 12' 7" x 13' 3" (3.86m x 4.04m) Spacious kitchen diner 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, integrated appliances to include; AEG eye level double oven, AEG gas hob and extractor, fridge and freezer. Double glazed window and french doors to the rear garden, radiator, tiled flooring, concealed Worcester central heating boiler and door to the utility room.

UTILITY ROOM Newly fitted storage units with space and plumbing for a washing machine, inbuilt storage cupboard, tiled flooring, door to the WC and an external door to the side.

WC Fitted with a low flush WC, wall mounted wash hand basin, heated towel rail and extractor fan. Obscure glazed window and part tiled walls.

MASTER BEDROOM 9' 8" x 11' 9" (2.97m x 3.59m) Located on the ground floor having a double glazed window to the front aspect, fitted wardrobes, radiator and door to the ensuite.

ENSUITE 7' 8" x 5' 2" (2.36m x 1.59m) Comprising of a walk-in shower cubicle, vanity unit wash hand basin and close coupled WC. Fully tiled walls, heated towel rail, extractor fan and an obscure glazed window.

DINING ROOM 11' 10" x 11' 9" (3.62m x 3.59m) Having a double glazed window to the front aspect, radiator, feature fireplace, TV aerial point and carpet flooring.

LANDING Taking the stairs from the entrance hall to the first floor landing having a built in storage cupboards, Velux window and doors off to;

BEDROOM TWO 15' 10" x 11' 1" (4.85m x 3.40m narrowing to 2.22m) Having a Velux window, radiator, built in wardrobes and carpet flooring.

BEDROOM THREE 13' 2" x 9' 9" (4.02m x 2.98m narrowing to 2.16m) Having a Velux window, radiator, built-in storage cupboard and carpet flooring.

BATHROOM 7' 9" x 5' 8" (2.38m x 1.75m narrowing to 1.31m) Comprising of a panel bath with shower over and folding shower screen, vanity unit wash hand basin and close coupled WC, heated towel rail, tiled walls, cushioned vinyl flooring and a Velux window.

OUTSIDE TO THE FRONT Newly block paved and gravel front providing ample off road parking for several vehicles, courtesy lighting, raised plant bed and gated access to the rear garden.

REAR GARDEN Having a paved patio adjacent to the property, garden tap and double electric socket, steps up to a formal lawn and paved seating area, greenhouse, path leading to the rear of the garden having a further block paved seating area, two garden sheds and mature trees. Wood panel fencing secures the boundary.

AGENTS NOTE 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.



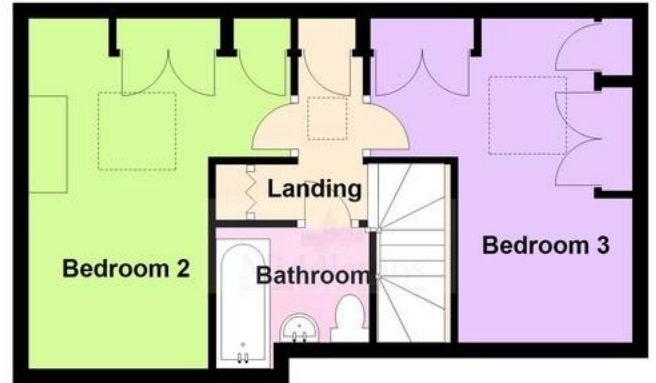




Ground Floor



First 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		73
(55-68) D		
(39-54) E	53	
(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.