



EAGLES DRIVE, MELTON MOWBRAY

Asking Price Of £199,950

Two Bedrooms

Freehold



SEMI-DETACHED BUNGALOW

DETACHED GARAGE

GOOD SIZED REAR GARDEN

CHAIN FREE

OFF ROAD PARKING

GENEROUS CORNER PLOT

QUIET CUL-DE-SAC LOCATION

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Offered with no upward chain, two bedroom semi-detached bungalow situated on a quiet Cul-de sac to the south side of Melton Mowbray situated on a generous corner plot.

The accommodation on offer comprises; entrance hall, lounge, kitchen diner, bathroom and two bedrooms. Outside the property benefits from off road parking, a good sized rear garden and detached garage to the rear.

PROPERTY DESCRIPTION Offered with no upward chain, two bedroom semi-detached bungalow situated on a quiet Cul-de sac to the south side of Melton Mowbray situated on a generous corner plot. The accommodation on offer comprises; entrance hall, lounge, kitchen diner, bathroom and two bedrooms. Outside the property benefits from off road parking, a good sized garden and detached garage to the rear. .

ENTRANCE HALL External door into the entrance hall having doors off to;

KITCHEN/DINER 7' 8" x 16' 10" (2.36m x 5.15m) Fitted with a good range of wall, base and drawer units, roll edge work surfaces, stainless steel one and a half bowl sink and drainer unit, space and plumbing for a washing machine, eye level electric oven and electric hob. Two double glazed windows, one to the side aspect and one to the front in the dining area, radiator and tiled flooring.

LOUNGE 11' 5" x 17' 5" (3.49m x 5.31m) Spacious reception room having a double glazed window to the front aspect, radiator, feature stone fireplace with gas fire and carpet flooring.

BATHROOM 5' 11" x 6' 2" (1.82m x 1.9m) Comprising of a panel bath with shower riser over, pedestal wash hand basin and a low flush WC. Obscure glazed window, radiator and tiled flooring.

MASTER BEDROOM 11' 7" x 9' 10" (3.55m x 3.01m) Having a double glazed window to the rear aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM TWO 9' 3" x 8' 7" (2.84m x 2.63m) Having french doors opening out onto the rear garden, radiator and carpet flooring.

FRONT GARDEN Having a brick paved pathway leading up to the property providing off road parking, gravel beds to the side with mature shrubs to the boundary.

REAR GARDEN Having a paved patio adjacent to the

property, garden tap, steps up to a further paved patio and a formal lawn to the side bordered by mature hedging. Gated access to the rear of the garden and the garage.

GARAGE Detached garage to the rear of the property having an electric roller door, power and light connected and a personnel door to the rear garden.

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



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 | | 88 |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (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.