



## CAMBRIDGE AVENUE, MELTON MOWBRAY

Asking Price Of £375,000

Two Bedrooms

Freehold



**DETACHED BUNGALOW**

**ENSUITE TO MASTER**

**LARGE GARDEN**

**CLOSE TO LOCAL AMENITIES**

**GARAGE AND DRIVEWAY**

**FRONT AND REAR GARDENS**

**SOUGHT AFTER LOCATION**

**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND C**

**01664 566258**

**info@middletons.uk.com**





Beautifully presented two bedroom detached bungalow situated to the south side of Melton Mowbray on a much sought after residential area convenient for both primary and secondary schools, local amenities and Melton Mowbray town centre.

The accommodation on offer comprises of; entrance hall, lounge, kitchen diner, rear lobby, master bedroom with ensuite and walk-in wardrobe, a second double bedroom and a family bathroom. Outside the property benefits from a low maintenance front garden, ample off road parking, garage and a good sized rear garden.

**ENTRANCE HALL** Part glazed composite door into the entrance hall having carpet flooring, radiator, doors off to;

**LOUNGE** 12' 7" x 11' 8" (3.84m x 3.58m) Having a double glazed box bay window to the front aspect fitted with shutter blinds, radiator, gas fire with remote control, TV aerial point, inbuilt meter cupboard to the alcove and carpet flooring.

**KITCHEN/DINER** 14' 4" x 11' 6" (4.37m x 3.53m) Fitted with a modern range of wall, base and drawer units, free standing American style fridge freezer, square edge granite worktops, ceramic sink and drainer unit with a Swan mixer tap over, a range cooker with extractor hood over. Integrated appliances comprise of a microwave and dishwasher. French doors in the dining area open out onto the rear garden making a great space for entertaining, skylight allowing plenty of natural light, inset LED lighting, vertical radiator and tiled flooring.

**LOBBY** 6' 2" x 6' 2" (1.88m x 1.88m) Handy storage space having a cupboard housing the Worcester central heating combi boiler, shelving, heated towel rail and hanging rail for coats. External door to the side of the property.

**MASTER BEDROOM** 15' 1" x 9' 6" (4.62m x 2.9m) Spacious master having a double glazed window to the rear aspect overlooking the rear garden, radiator, carpet flooring, doors to the walk-in wardrobe and ensuite shower room.

**WALK IN WARDROBE** 6' 2" x 5' 4" (1.88m x 1.65m) Fitted with hanging rails, shelving and drawers, lighting, power sockets and electric panel heater.

**ENSUITE** 8' 7" x 5' 1" (2.64m x 1.57m) Comprising of a walk-in shower cubicle with shower riser and a fixed waterfall shower head, low flush WC, vanity unit wash hand basin with matching mirrored cabinet above. Obscure glazed window, electric shaver point, vertical radiator and carpet flooring.

**BATHROOM** 8' 2" x 4' 7" (2.51m x 1.42m) Comprising of a 'P' shaped bath with shower riser and glazed shower screen, low flush WC, vanity unit wash hand basin, wall mounted backlit mirror, heated towel rail, part tiled walls and tiled flooring. Sun tunnel and LED lighting to the ceiling.

**BEDROOM TWO** 11' 8" x 11' 6" (3.58m x 3.53m) Having a double glazed window to the front aspect with fitted shutter blinds, radiator, sliding doors to large wardrobe and carpet flooring.

**FORMER GARAGE/HOME OFFICE** Currently converted for storage only this could be returned to use as a garage or a home office. It has spot lighting ceiling. Two access points to boards loft with a pull down ladder. Space for a washer/dryer, a wall mounted heater and tv point.

**FRONT GARDEN** Brick wall to the front boundary with gated access to the block paved front garden of the bungalow, tarmac driveway to the side leading to the garage.

**REAR GARDEN** Good sized private rear garden landscaped for easy maintenance having a porcelain slab patio area adjacent to the bungalow with garden tap and courtesy lighting, formal lawn with shrub borders, greenhouse, path way to the rear where there are gravel beds and a garden shed. Wood panel fencing to 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.



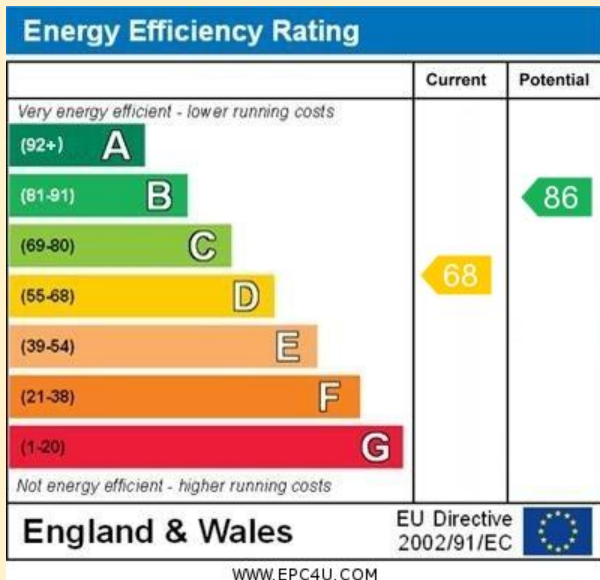




## Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258  
Plan produced using PlanUp.



**01664 566258**  
[www.middletons.uk.com](http://www.middletons.uk.com)  
[info@middletons.uk.com](mailto:info@middletons.uk.com)

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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.