



## BALDOCKS LANE, MELTON MOWBRAY

Asking Price Of £250,000

Three Bedrooms

Freehold



**DETACHED BUNGALOW**

**GARAGE**

**GOOD SIZED REAR GARDEN**

**WITHIN WALKING DISTANCE OF THE TOWN**

**CHAIN FREE**

**SHOWER ROOM**

**CLOSE TO LOCAL AMENITIES**

**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

**01664 566258**

**info@middletons.uk.com**





Offered with no upward chain, in need of some modernisation, three bedroom detached bungalow situated on a popular estate to the south side of Melton Mowbray, within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprises of; entrance hall, spacious lounge diner, study, kitchen, three bedrooms and a shower room. Outside the property benefits from a garage and a good sized rear garden.



**PROPERTY DESCRIPTION** Offered with no upward chain, in need of some modernisation, three bedroom detached bungalow situated on a popular estate to the south side of Melton Mowbray, within close proximity to local schools, amenities and the town centre. The accommodation on offer comprises of; entrance hall, spacious lounge diner, study, kitchen, three bedrooms and a shower room. Outside the property benefits from a garage and a good sized rear garden.

**ENTRANCE HALL** External door into the entrance hall, cupboard housing the utility meters, carpet flooring and doors off to;

**LOUNGE/DINER** 18' 4" x 16' 0" (5.61m x 4.88m reducing to 3.78m) Having three double glazed windows to the front aspect and a further one to the rear, radiator, feature stone fireplace with electric fire and carpet flooring.

**KITCHEN** 19' 0" x 8' 9" (5.81m x 2.69m reducing to 2.09m) Fitted with wall, base and drawer units, roll edge work surfaces, tiled splash backs, stainless steel one and a half bowl sink and drainer unit, space and plumbing for a washing machine and tumble dryer. Integrated eye level double oven, gas hob with extractor over, wall mounted Worcester central heating boiler, dual aspect double glazed windows and a external door to the side.

**DINING ROOM** 11' 10" x 10' 5" (3.63m x 3.18m) Having patio doors to the rear garden, radiator and carpet flooring.

**MASTER BEDROOM** 10' 3" x 13' 8" (3.14m x 4.18m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**BEDROOM TWO** 11' 0" x 10' 3" (3.37m x 3.14m) Having french doors to the rear garden, radiator and carpet flooring.

**BEDROOM THREE** 10' 5" x 10' 1" (3.2m x 3.08m) Having a double glazed window to the rear aspect, radiator and carpet flooring.

**SHOWER ROOM** 8' 3" x 8' 9" (2.54m x 2.68m) Comprising of a walk-in shower cubicle, vanity unit wash hand basin and close coupled WC, electric shaver point, radiator with towel rail over, vinyl flooring and an obscure glazed window,

**OUTSIDE TO THE FRONT** Having access to the garage, dwarf wall to the lawn boundary, side path leading to a gate giving access to the rear garden.

**GARAGE** Having an up and over door, power and light connected.

**REAR GARDEN** Having a pathway adjacent to the property and continuing along a formal lawn to the shed at the top of the garden, greenhouse, mature shrubs and 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



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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.