



BEACONSFIELD ROAD, MELTON MOWBRAY

Asking Price Of £289,950

Two Bedrooms

Freehold



DETACHED BUNGALOW

TWO BEDROOMS

GOOD SIZED REAR GARDEN

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

USEFUL LOFT SPACE

UTILITY ROOM

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Two bedroom detached bungalow situated to the North of Melton Mowbray on a popular residential area. Within walking distance of local schools and amenities and ideally situated for commuting to Nottingham, Newark and Leicester.

The accommodation on offer comprise; entrance hall, lounge, conservatory, kitchen, utility and two bedrooms. Access via a staircase from bedroom two to the loft providing handy a storage space. Outside the property benefits from ample off road parking, a single garage and a good sized rear garden.

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

LOUNGE 16' 0" x 12' 11" (4.89m x 3.96m) Having dual aspect windows, one looking into the conservatory, radiator, feature fireplace with electric fire, carpet flooring and door to the conservatory.

CONSERVATORY 9' 6" x 11' 4" (2.9m x 3.47m) Dwarf wall base with UPVC double glazed construction, power sockets, radiator, ceiling fan, laminate wood flooring and french doors opening out onto the rear garden.

KITCHEN 11' 1" x 8' 7" (3.39m x 2.62m) Fitted with a range of wall base and drawer units, roll edge work surfaces, composite sink and drainer unit with mixer tap over, space and plumbing for a dish washer, space for a freestanding cooker with extractor hood over. External door to the side, window over looking the rear garden, wall mounted central heating boiler, vinyl flooring and door to the utility area.

UTILITY ROOM 5' 5" x 9' 2" (1.66m x 2.8m) Having base units with work surfaces, space and plumbing for a washing machine and tumble dryer, laminate wood flooring, external door to the side and a window over looking the rear garden.

MASTER BEDROOM 11' 8" x 11' 10" (3.58m x 3.63m) Having a bow window to the front aspect, radiator and carpet flooring.

BATHROOM 7' 9" x 6' 8" (2.38m x 2.04m) Comprising of a panel bath with shower head attachment, independent shower cubicle, low flush WC, pedestal wash hand basin and radiator. Obscure glazed window, part tiled walls and vinyl flooring.

BEDROOM TWO 8' 10" x 10' 10" (2.71m x 3.32m) Having a bow window to the front aspect, radiator, carpet flooring and a staircase leading to the loft rooms.

LOFT SPACE Fantastic storage space, two sections both with a Velux window.

OUTSIDE TO THE FRONT Having a tarmac driveway providing off road parking and leading to the carport/garage, gravel bed to the side planted with mature shrubs, dwarf wall to the boundary and pathway to the front door.

CARPORT/GARAGE Lean-to carport with an up and over garage door, Belfast sink, power and water connected.

REAR GARDEN Paved patio area adjacent to the property with water tap and a garden shed to the side. Steps up to a formal lawn with very well established rose bushes, shrubs and trees throughout the garden. A further private seating area, Wendy house and greenhouse with raised vegetable beds. Wood panel fencing secures the boundary with gated access to the front.

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.

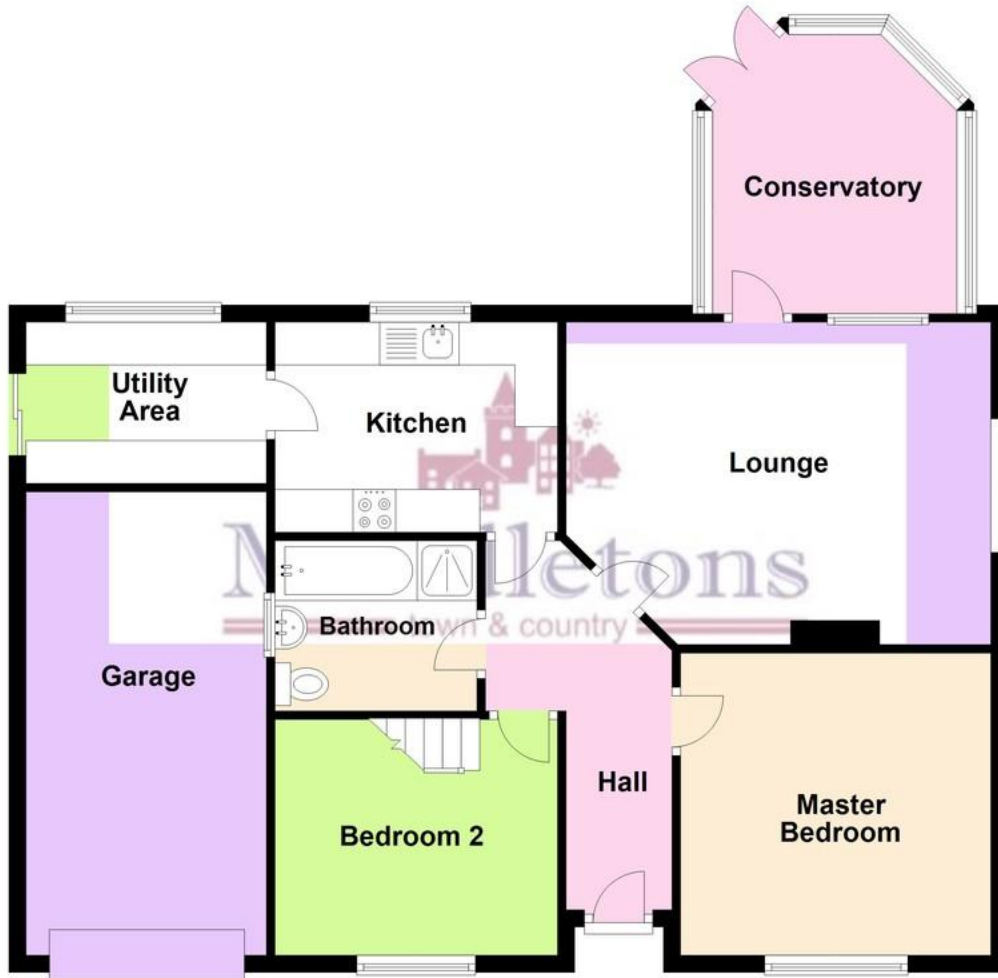
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Ground Floor



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>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		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.