



MIDDLE LANE, NETHER BROUGHTON

OFFERS OVER £400,000

Three Bedrooms

Freehold



DETACHED BUNGALOW

CORNER PLOT

SHOWER ROOM

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

LANDSCAPED GARDENS

VILLAGE WITH AMENITIES

NORTH WEST OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Detached, three bedroom bungalow occupying a corner plot with wrap around gardens situated in the village of Nether Broughton. The village is situated on the edge of the renowned Vale of Belvoir. Well placed for access to Nottingham and Melton Mowbray, with the A46 at Hickling Pastures providing excellent access to Leicester, Bingham and Newark.

The accommodation on offer comprises of; entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms and a shower room. Outside the property benefits from off road parking, garage and wrap around gardens.



ENTRANCE HALL Composite door into the entrance hall, radiator, carpet flooring and doors off to;

LOUNGE DINER 26' 8" x 14' 8" (8.14m x 4.48m)
(Narrowing to 2.86m) Nicely proportioned reception room having a bay window to the front aspect, a dining area with a serving hatch, and French doors to the conservator, patio doors out to the garden, radiator, feature fireplace and carpet flooring.

KITCHEN 8' 3" x 11' 6" (2.54m x 3.51m) Fitted with a range of high gloss wall, base and drawer units, roll edge work surfaces, two and a half bowl sink and drainer unit, space and plumbing for a washing machine. Integrated appliances to include; Bosch eye level double oven, electric hob with extractor hood over, dishwasher, fridge and freezer. Window and external door to the rear garden, part tiled walls and flooring.

CONSERVATORY 10' 2" x 22' 1" (3.12m x 6.75m) Spacious conservatory having patio doors to the garden, tiled flooring, radiator, TV point, electric sockets and ceiling fan.

SHOWER ROOM 9' 5" x 5' 10" (2.89m x 1.80m)
Comprising of a double walk-in shower cubicle, vanity unit wash hand basin, low flush WC and a towel rail over the radiator. Obscure glazed window, storage cupboard, tiling to the walls and floor.

MASTER BEDROOM 13' 2" x 9' 4" (4.02m x 2.86m) Having a window to the rear aspect, radiator, fitted wardrobes with over bed storage, bidet toilet and wash hand basin and carpet flooring.

BEDROOM TWO 9' 7" x 12' 10" (2.93m x 3.92m) Having a window to the front aspect, radiator, fitted slide wardrobes and carpet flooring.

BEDROOM THREE 9' 3" x 7' 7" (2.82m x 2.32m) Having a window to the front aspect, radiator and carpet flooring.

FRONT ASPECT Block paved driveway providing ample off road parking leading to the garage and continuing around the front of the bungalow providing a seating area adjacent to the formal lawn. Mature shrubs to the boundary and courtesy lighting.

GARAGE 16' 6" x 8' 11" (5.05m x 2.73m) Having an electric up and over door, lighting, electrical sockets, sink with hot and cold water, wall cupboards, shelving and the wall mounted Worcester Bosch boiler.

GARDENS Landscaped for low maintenance at the rear with block paving, paving slabs and gravel beds with shrubs, greenhouse and two garden shed. Formal lawns to the side garden having well established shrub and flower borders and a paved seating area. The garden also benefits from outdoor electrical sockets and two garden water taps.

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>			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(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.