



ROSS CLOSE, MELTON MOWBRAY

Asking Price Of £425,000

Three Bedrooms

Freehold



DETACHED BUNGALOW

TWO ENSUITES PLUS BATHROOM

CONSERVATORY

CLOSE TO LOCAL AMENITIES

CHAIN FREE

THREE BEDROOMS

SOUGHT AFTER AREA

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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OFFERED WITH NO UPWARD CHAIN

Nicely appointed three bedroom detached bungalow located within the highly regarded Thorpe Park development, ideally placed for local primary and secondary schools, close to the town centre and within commuting distance to Grantham, Leicester and Nottingham.

The accommodation on offer comprises; entrance hall, lounge, large kitchen diner, utility room, conservatory, three bedrooms, two ensuite shower rooms and a bathroom. Outside there is ample off road parking to the front and a very well established rear garden.

ENTRANCE HALL Door into the entrance hall having built-in cloaks cupboards, Amtico wood flooring, radiator, airing cupboard and pull down ladder to the part boarded loft.

LOUNGE 16' 2" x 16' 11" (4.93m x 5.18m) Having two windows to the front aspect allowing plenty of natural light to fill the room, radiator, feature fireplace with gas fire and carpet flooring.

KITCHEN/DINER 20' 2" x 14' 11" (6.15m x 4.56m narrowing to 4.56m x 2.56m) Fitted with a modern range of wall, base and drawer units, square edge work surfaces, tiled splash backs and a composite sink and drainer unit. Integrated appliances include a Bosch dishwasher, Neff microwave, fridge freezer and a Smeg oven with induction hob with extractor hood over. Two windows and an external door to the rear garden, tiled flooring, two radiators and inset LED lighting.

UTILITY ROOM 8' 5" x 9' 8" (2.58m x 2.95m) Fitted with a base unit in keeping with the kitchen units with space and plumbing under for a washing machine. and a stainless steel sink and drainer unit. Window to the front aspect, radiator and tiled flooring. Ample room for other white goods.

CONSERVATORY 12' 8" x 9' 6" (3.87m x 2.9m) Dwarf wall base and UPVC construction with French doors opening onto the rear garden, fitted blinds and cushioned vinyl flooring.

MASTER BEDROOM 11' 10" x 10' 8" (3.62m x 3.26m) Having a window to the rear aspect, radiator, fitted double wardrobe's and drawers, carpet flooring and door to the ensuite.

ENSUITE 3' 3" x 8' 1" (1.01m x 2.48m) Comprising of a shower cubicle, close coupled WC, vanity unit wash hand basin and a heated towel rail.

BEDROOM TWO 12' 1" x 7' 10" (3.7m x 2.41m) Having a window to the front aspect, radiator, fitted wardrobe, carpet flooring and door to the ensuite.

ENSUITE 3' 1" x 10' 7" (0.95m x 3.25m) Comprising of a shower cubicle, close coupled WC, pedestal wash hand basin and a heated towel rail.

BEDROOM THREE 10' 3" x 9' 2" (3.13m x 2.80m) Having a window to the rear aspect, radiator and carpet flooring.

BATHROOM 5' 4" x 7' 5" (1.64m x 2.28m) Comprising of a panel bath with tap shower head attachment, close coupled WC, pedestal wash hand basin and a heated towel rail. Part tiled walls, tiled flooring and extractor fan.

FRONT ASPECT There is a right of way over the neighboring drive to the bungalows driveway providing ample off road parking, gravel bed, mature hedging to the boundary and side gate to the rear garden.

REAR GARDEN Having a paved patio area adjacent to the bungalow with courtesy lighting, block paved pathways through established shrub and flower beds, two garden sheds and wood panel fencing to the boundary.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middleton's, 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.

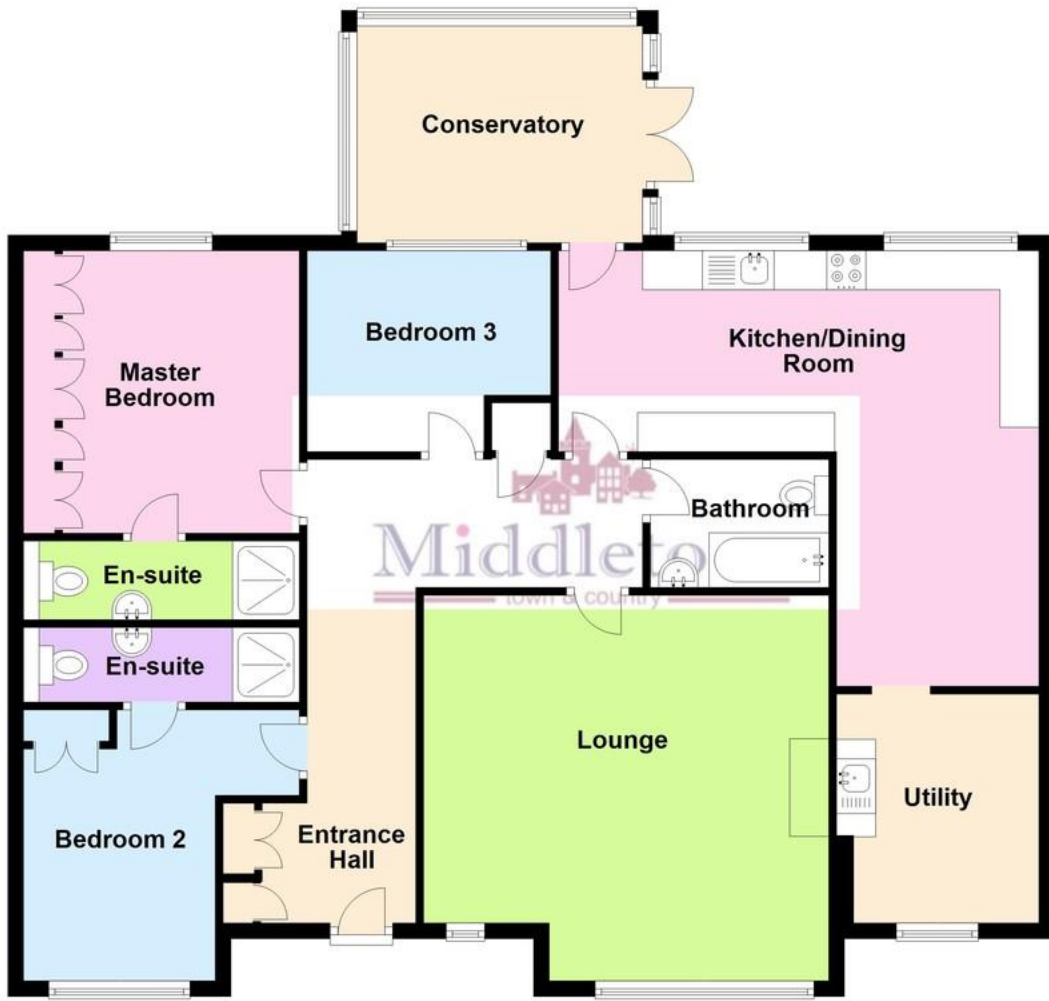
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Ground Floor



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+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
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THE PROPERTY OMBUDSMAN
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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.