



ROSS CLOSE, MELTON MOWBRAY

Asking Price Of £475,000

Three Bedrooms

Freehold



DETACHED BUNGALOW

LARGE CONSERVATORY

JACK AND JILL BATHROOM

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

PRIVATE REAR GARDEN

SOUGHT AFTER AREA

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

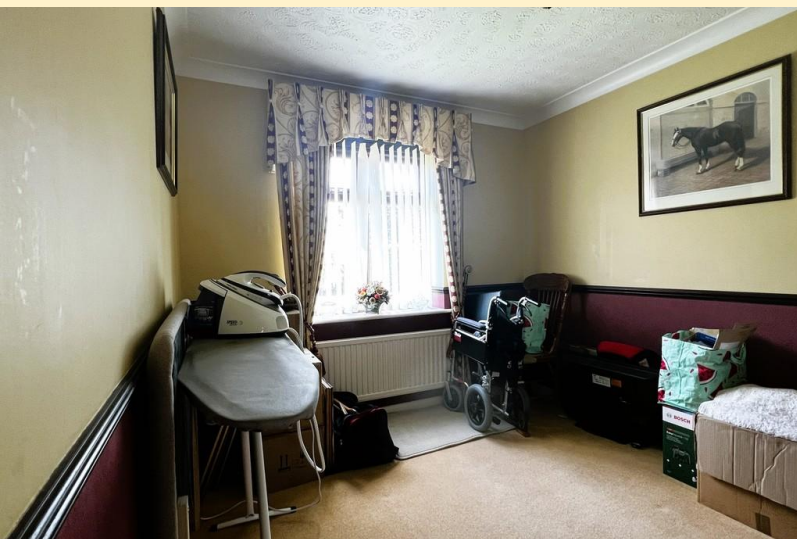
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Beautifully presented three bedroom detached bungalow located within the highly regarded Thorpe Park development, ideally placed for local primary and secondary schools, close to the town centre and within commuting distance to Grantham, Leicester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

The accommodation on offer comprises; entrance hall, lounge, kitchen diner, large conservatory, three bedrooms and a jack and jill bathroom. Outside there is generous off road parking to the front, integral garage and a private, well established rear garden which backs onto the country park.



PROPERTY DESCRIPTION Beautifully presented 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, kitchen diner, large conservatory, three bedrooms and a Jack and Jill bathroom. Outside there is generous off road parking to the front, integral garage and a private, well established rear garden which backs onto the country park.

ENTRANCE HALL UPVC door into the entrance hall having loft hatch, radiator, storage cupboard, carpet flooring and doors of to;

LOUNGE 11' 5" x 18' 8" (3.49m x 5.71m) Nicely proportioned lounge having a walk-in box bay window to the front aspect, two radiators, feature fireplace with inset log burner and carpet flooring.

KITCHEN/DINER 9' 1" x 15' 11" (2.77m x 4.86m) Fitted with a range of wall, base and drawer units with work surfaces over, one and a half bowl stainless steel sink and drainer, space and plumbing for a washing machine, space for an under counter fridge. Integrated Neff eye level double oven, Neff gas hob with central wok burner and extractor hood over. Window over looking the garden, door and window to the conservatory, ample room for a dining table and chairs, radiator and tiled flooring.

CONSERVATORY 18' 2" x 11' 11" (5.54m x 3.64m) Making a great second reception room having french doors to the rear garden, three opening Velux windows to the roof, fitted blinds to the windows, TV aerial point, tiled flooring and door to the garage.

MASTER BEDROOM 11' 10" x 11' 0" (3.61m x 3.37m) Having a window to the rear aspect, radiator, fitted wardrobes and top boxes, laminate wood flooring and door to the bathroom.

JACK AND JILL BATHROOM 7' 10" x 9' 11" (2.4m x 3.03m)
Contemporary suite comprising of a large walk-in shower cubicle with waterfall shower and shower riser, close coupled WC with vanity unit. vanity unit wash hand basin and a heated towel rail. Two obscure glazed windows, tiled walls and flooring.

BEDROOM TWO 10' 1" x 8' 1" (3.09m x 2.48m) Having a window to the conservatory, radiator, fitted wardrobe and top boxes and laminate wood flooring.

BEDROOM THREE 10' 7" x 8' 9" (3.24m x 2.67m) Having a window to the front aspect, radiator and carpet flooring.

FRONT GARDEN Formal lawn with pebble bed and tree, generous tarmac driveway providing ample off road parking, side gate to the rear garden.

GARAGE 16' 11" x 8' 5" (5.18m x 2.57m) Having an up and over door, power and light connected, personnel door to the conservatory.

REAR GARDEN West facing private rear garden which backs onto the Melton Country Park. Patio area adjacent to the property which continues down both sides of the house, hot and cold taps, garden shed, formal lawn with well established shrub and flower borders, raised flower beds and 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.

HOW MUCH 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+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(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
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.