



NEEDHAM CLOSE, MELTON MOWBRAY

Asking Price Of £229,950

Two Bedrooms

Freehold



SEMI-DETACHED BUNGALOW

CHAIN FREE

SHOWER ROOM

LOCAL AMENITIES CLOSE BY

GARAGE AND DRIVEWAY

FRONT AND REAR GARDENS

CLOSE TO THE TOWN CENTRE

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Offered with no upward chain this two bedroom semi-detached bungalow situated to the north side of Melton Mowbray within walking distance of the town centre.

The accommodation on offer comprises; kitchen diner, lounge, two bedrooms and a shower room. Outside the property benefits from ample off road parking, single garage and low maintenance front and rear gardens.



KITCHEN/DINER 12' 0" x 13' 6" (3.68m x 4.13m) In need of a refit the current kitchen is fitted with wall and base units, roll edge work surfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine, housing for a fridge freezer space for a freestanding cooker with extractor over. Window to the front aspect and a further window to the side, wall mounted central heating boiler, ample room for a dining table, radiator, laminate wood flooring to the dining area and vinyl flooring to the kitchen. External door to the driveway and a door to the inner hallway.

LOUNGE 18' 2" x 10' 11" (5.55m x 3.33m) Having a bay window to the front aspect, radiator, feature fireplace with gas fire and carpet flooring.

MAIN BEDROOM 12' 10" x 10' 11" (3.92m x 3.34m) Having a window to the rear aspect, radiator, fitted wardrobes and carpet flooring.

BEDROOM TWO 11' 5" x 9' 6" (3.49m x 2.92m) Having a window to the rear aspect, radiator, fitted wardrobes and carpet flooring.

SHOWER ROOM 8' 0" x 5' 8" (2.46m x 1.75m) Comprising of a double walk-in shower cubicle, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, tiled walls and vinyl flooring.

FRONT ASPECT Gated access to the block paved driveway leading to the detached garage. Paving slabs with raised flower beds and flower borders.

GARAGE Having an up and over door, power and light connected. Extension to the side of the garage for storage and a garden room.

REAR GARDEN Paved for low maintenance with flower bed border to one side. Garden tap.

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		84
(69-80) C		
(55-68) D	65	
(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.