



## REDWOOD AVENUE, MELTON MOWBRAY

Asking Price Of £275,000

Two Bedrooms

Freehold



**SEMI-DETACHED BUNGALOW**

**OFF ROAD PARKING**

**TWO BEDROOMS**

**NORTH SIDE OF MELTON MOWBRAY**

**CHAIN FREE**

**FRONT AND REAR GARDENS**

**NEXT TO THE COUNTRY PARK**

**COUNCIL TAX BAND A**

**01664 566258**

**info@middletons.uk.com**



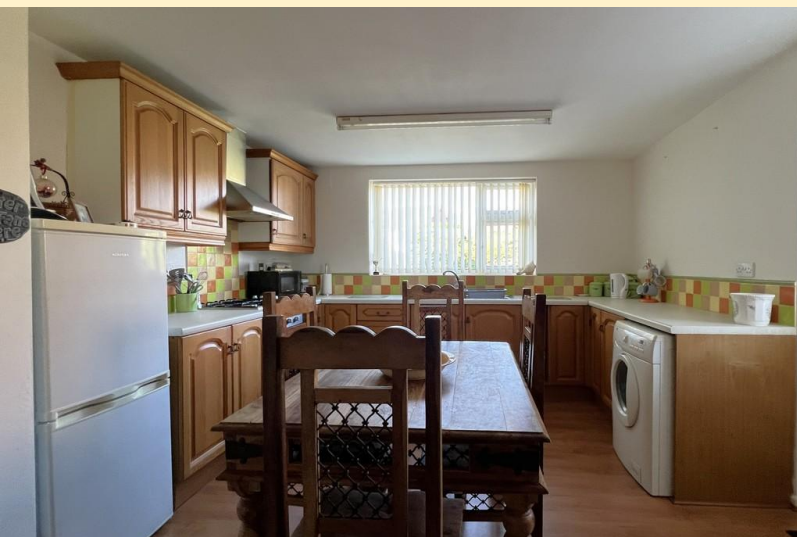






Offered with no upward chain this two bedroom semi-detached bungalow occupying a generous corner plot on the edge of the Melton country park.

The accommodation on offer comprises; entrance hall, lounge, conservatory, kitchen, two bedrooms and a family shower room. Outside the property benefits from ample off road parking and both front and rear gardens.



**ENTRANCE HALL** Part glazed door into the entrance hall, radiator, airing cupboard housing the water tank, storage cupboards, carpet flooring and doors off to;

**LOUNGE** 10' 8" x 16' 5" (3.26m x 5.02m) Having patio doors to the conservatory, radiator, feature fireplace with electric fire and carpet flooring.

**CONSERVATORY** 9' 6" x 9' 4" (2.9m x 2.85m) Dwarf wall base with UPVC glazed construction, french doors to the garden, fitted roller blinds, electric heater, electric sockets and laminate wood flooring.

**KITCHEN/BREAKFAST ROOM** 17' 0" x 12' 5" (5.2m x 3.8m) Fitted with a range of wall, base and drawer units with work surfaces over, stainless steel sink and drainer unit, tiled splash backs, space and plumbing for a washing machine. Integrated Zanussi oven, gas hob with extractor over, space for a freestanding fridge freezer. Window and external door to the front aspect, wall mounted condenser boiler (18 months old with 5 year warranty) radiator, ample room for a dining table and laminate wood flooring.

**MASTER BEDROOM** 9' 11" x 10' 7" (3.03m x 3.25m) Having a window to the side aspect, radiator and carpet flooring.

**SHOWER ROOM** 5' 5" x 7' 8" (1.67m x 2.34m) Comprising of a shower cubicle, vanity unit wash hand basin and a low flush WC. Obscure glazed window, radiator, tiled walls and flooring.

**BEDROOM TWO** 9' 3" x 9' 10" (2.82m x 3.02m) Having a window to the front aspect, radiator and carpet flooring.

**FRONT GARDEN** Having a driveway providing ample off road parking with gated access to the rear garden, courtesy lighting, formal lawn with a mature hedge to the boundary, block paved pathway to the front door and continuing to the side.

**REAR GARDEN** Hard landscaped for easy maintenance having block paving and gravel beds, raised planters, garden shed and 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.





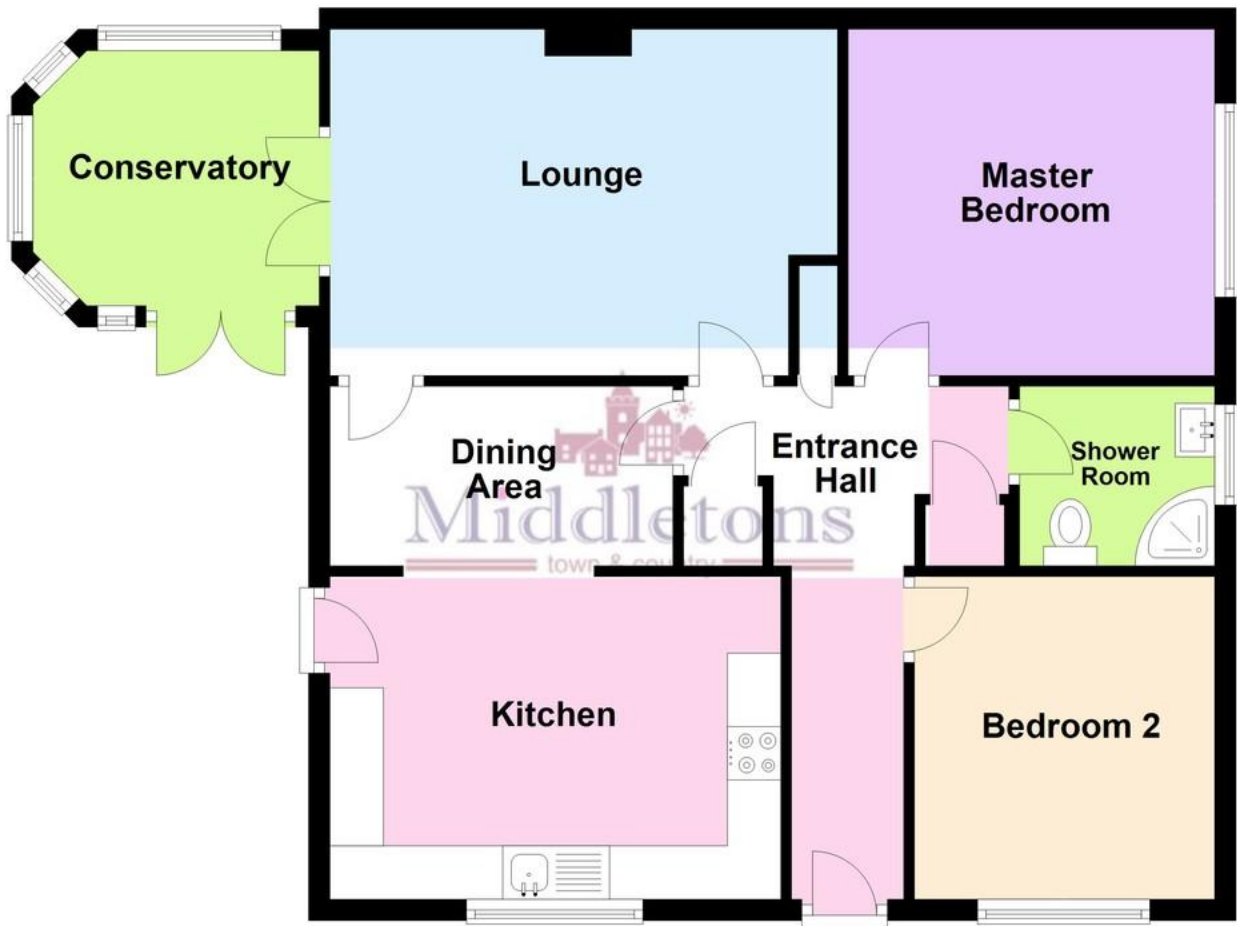




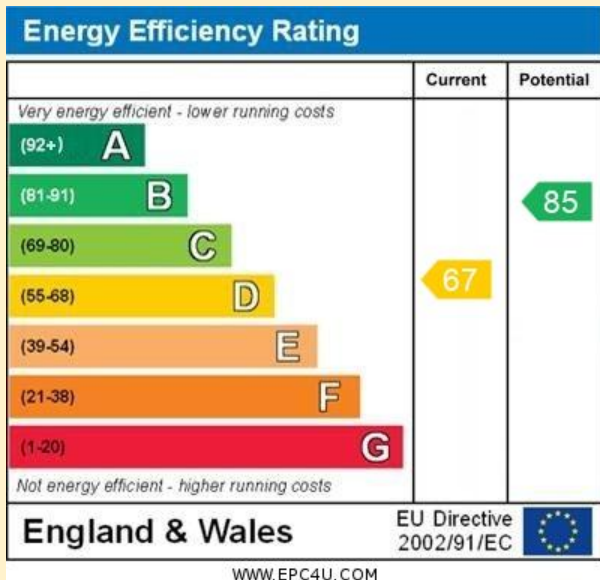




## Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258  
Plan produced using PlanUp.



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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.