



FOXGLOVE AVENUE, MELTON MOWBRAY

Asking Price Of £269,950

Two Bedrooms

Freehold



SEMI-DETACHED BUNGALOW

OFF ROAD PARKING

CONSERVATORY

SOUTH SIDE OF MELTON MOWBRAY

CHAIN FREE

LARGE STORAGE SHED

LOCAL AMENITIES NEARBY

COUNCIL TAX BAND B

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01664 566258

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Offered with no upward chain, two bedroom semi-detached bungalow situated to the South side of Melton Mowbray on the popular Kirby fields estate within walking distance of local amenities.

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



ENTRANCE HALL Storm porch to the front door opening into the entrance hall having a radiator, carpet flooring and doors off to;

LOUNGE 9' 11" x 17' 5" (3.04m x 5.31m) Nicely proportioned room having patio doors to the conservatory, radiator, feature fireplace with remote controlled gas fire, carpet flooring and door to the kitchen.

KITCHEN 8' 10" x 8' 0" (2.7m x 2.45m) Fitted with a range of wall, base and drawer units with work surfaces over, tiled splash backs, stainless steel sink and drainer unit, space and plumbing for a washing machine, integrated electric oven and gas hob with extractor over. Window looking over the garden, external door to the side, radiator and tiled flooring.

CONSERVATORY 8' 7" x 9' 7" (2.63m x 2.94m) Dwarf wall and glazed UPVC construction having a door to the patio, fitted blinds, electric sockets and laminate wood flooring.

MAIN BEDROOM 13' 3" x 9' 11" (4.05m x 3.03m) Having a walk-in bay window to the front aspect, radiator, carpet flooring, fitted wardrobes and drawers.

BATHROOM 5' 11" x 8' 6" (1.82m x 2.6m) Comprising of a panel bath with shower over with glazed shower screen, pedestal wash hand basin, electric shaver socket and a low flush WC. Obscure glazed window, radiator, airing cupboard and laminate wood flooring.

BEDROOM TWO 8' 1" x 9' 9" (2.48m x 2.99m) Having a window to the front aspect, radiator and carpet flooring.

FRONT ASPECT Having a formal lawn to the front with a mature tree, tarmac and block paved driveway to the side providing ample off road parking, gated access to the rear garden.

REAR GARDEN Having a paved pathway with a gravelled seating area adjacent to the bungalow continuing as a border around the lawn with mature shrubs. Sun house to the rear of the garden making the most of the days sun, garden tap, large storage shed and wood panel fencing to the boundary.

STORAGE SHED 7' 11" x 9' 10" (2.43m x 3.02m) Timber storage shed having power and lighting.

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 Planity.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(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.