



SCALFORD ROAD, MELTON MOWBRAY

Asking Price Of £375,000

Five Bedrooms

Freehold



DETACHED DORMA BUNGALOW

DOWNSTAIRS BATHROOM

WORKSHOP

LOCAL SCHOOLS NEARBY

DRIVEWAY AND GARAGE

UPSTAIRS SHOWER ROOM

4/5 BEDROOMS

WALKING DISTANCE OF TOWN

COUNCIL TAX BAND D

01664 566258

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This extended detached Dorma bungalow offers spacious, flexible accommodation over two floors. Situated to the north side of Melton Mowbray within close proximity to the town centre.

The accommodation on offer comprises; entrance hall, lounge, dining room, bathroom, breakfast kitchen, hobby room/bed five and bedroom two to the ground floor. Three further bedrooms and a shower room to the first floor. Outside the property benefits from ample off road parking, garage, workshop and a landscaped rear garden.

ENTRANCE HALL Part glazed door with glazed side panels into the entrance hall having stairs rising to the first floor, radiator, tiled flooring and doors off to;

LOUNGE 16' 10" x 12' 9" (5.15m x 3.9m) A nicely proportioned reception room having a bay window to the front aspect, radiator, feature exposed brick chimney breast with open fire (currently boarded off) and solid oak mantel, wood flooring and beautiful part glazed, oak french doors to the dining room.

DINING ROOM 13' 3" x 11' 5" (4.05m x 3.5m) A great space for entertaining having french doors to the patio, two windows to the side and a central lantern window really fills this room with plenty of natural light. Having ample room for a large dining table and dining furniture, radiator, wood flooring and inset spot lights.

BATHROOM 7' 2" x 6' 4" (2.19m x 1.95m) Recently fitted with a new suite comprising of a panel bath with shower riser over and glazed shower screen, vanity unit wash hand basin, low flush WC, Obscure glazed window, electric shaver points, extractor fan and tiled walls and flooring.

KITCHEN/BREAKFAST ROOM 20' 4" x 11' 5" (6.2m x 3.5m) Fitted with a modern range of wall, base and drawer units with work surfaces over, matching dresser unit, one and a half bowl ceramic sink and drainer unit with mixer tap over. Range cooker with extractor hood over, space for a freestanding fridge freezer, space and plumbing for both a washing machine and dishwasher. The breakfast area has ample room for a table and chairs, radiator, window over looking the garden and inset spot lights. The cooking area has a window and external door to the garden, partially vaulted ceiling with a Velux window, wall lights and tiled flooring benefiting from under floor heating throughout.

HOBBY ROOM/BEDROOM FIVE 13' 8" x 9' 4" (4.18m x 2.86m) Currently used as a hobby room the versatile space could be used as a home office or a further bedroom. Having a window to the front aspect, radiator, tiled flooring, access to the boarded loft space with lighting which also houses the central heating boiler.

BEDROOM TWO 10' 10" x 10' 7" (3.32m x 3.23m) Double room having a bay window to the front aspect, radiator and carpet flooring.

LANDING Taking the stairs from the entrance hall to the first floor having a very generous storage cupboard, access to the fully insulated and boarded loft space.

MASTER BEDROOM 13' 7" x 12' 9" (4.15m x 3.9m) A generous double room having a dormer window to the rear aspect, radiator and carpet flooring.

BEDROOM THREE 10' 7" x 7' 2" (3.23m x 2.19m) Another double room having a Velux window, radiator and carpet flooring.

BEDROOM FOUR 10' 7" x 6' 4" (3.23m x 1.95m) Having a Dorma window to the rear aspect, radiator and carpet flooring.

SHOWER ROOM 5' 8" x 3' 9" (1.73m x 1.16m) Re-fitted to comprise of a corner shower cubicle, low flush WC and a pedestal wash hand basin. Obscure glazed Dorma window, extractor fan, tiled walls and flooring.

OUTSIDE TO THE FRONT Having two tarmac drives with a central gravel area, gated access to the rear garden, raised curved lawn with mature tree with Privet hedging to the boundary.

GARAGE 17' 5" x 10' 7" (5.33m x 3.23m) Having an up and over door, power and light connected, window and personnel door to side .

WORKSHOP 10' 7" x 6' 11" (3.23m x 2.13m) Having a window to the rear, part glazed door to the side, power and light connected.

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.



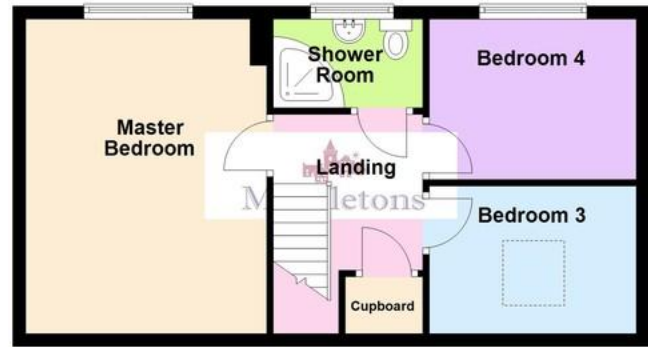




Ground Floor



First 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		83
(69-80)	C		
(55-68)	D	66	
(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.