



THE BROUGHTON, WESTWOOD PLACE

Asking Price Of £670,000

Three Bedrooms

Freehold



DETACHED BUNGALOW

PRIVATE GATED DEVELOPMENT

VIDEO ENTRY SYSTEM

SOUTH SIDE OF MELTON MOWBRAY

UNDERFLOOR HEATING

THREE BEDS/ ENSUITE/ BATHROOM

DRIVEWAY AND DOUBLE GARAGE

**VIRGIN MEDIA SUPER FAST
BROADBAND**

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The Broughton is one of seven individually designed bungalows set in a private gated community. Situated to the south side of Melton Mowbray the development is within walking distance of a variety of local amenities including primary schools, train station, supermarkets, library, doctors' surgery and pharmacies as well as the town centre itself. The development is also situated close to Wilton Park, an extensive and popular central park with tennis courts, mini-golf, small children's playground, picnic areas and tranquil gardens, plus Egerton Park and the Play close.



The accommodation has thermostatically controlled underfloor heating throughout and comprises; entrance hall, open-plan living/kitchen dining area, utility room, three bedrooms, one ensuite and a family bathroom. Outside the property benefits from driveway parking, double garage, electric vehicle charging point, and a private rear garden. Access to the development is via electric gates with video intercom.

WESTWOOD PLACE For illustration purposes some images are of Plot 1 and measurements shown are also for Plot 1 to give an idea of the room sizes.

ENTRANCE HALL Having oak doors off to;

LIVING/DINING/KITCHEN 37' 6" x 25' 4" (11.44m x 7.74m Max) The kitchen will be fully fitted with integrated appliances to include; electric double oven and gas hob, glass chimney cooker hood, fan and dishwasher. The area will have porcelain-tiled flooring throughout, ample double electric points (including USB sockets), two TV points, dimmable zoned spotlights and oak doors. Bi-fold doors will open this generously proportioned space to the private rear garden.

UTILITY ROOM 7' 6" x 12' 7" (2.29m x 3.86m) Leading from the kitchen the utility room will be fitted with an integrated washing machine within the base units and space for a tumble dryer. Stainless steel sink and drainer unit, extractor fan, spotlights, double electrical sockets, porcelain-tiled floor. Window and external door to the garden and door through to the garage.

CLOAKROOM 3' 9" x 7' 5" (1.15m x 2.27m) Leading from the utility room, having a low flush WC and vanity unit wash hand basin, porcelain-tiled floor, storage cupboard and oak door.

MASTER BEDROOM 11' 1" x 15' 3" (3.4m x 4.66m) Having a window to the front aspect, underfloor heating, double electric sockets, TV point and oak doors.

ENSUITE 8' 7" x 5' 7" (2.64m x 1.71m) Comprising of a low flush WC, vanity unit wash hand basin, double shower cubicle, heated towel rail, extractor fan and porcelain-tiled walls, Luxury Vinyl Tiles to floor and oak door.

BEDROOM TWO 15' 3" x 10' 2" (4.65m x 3.12m) Having a window to the front aspect, underfloor heating, double electric sockets, TV point and oak door.

BEDROOM THREE 15' 3" x 9' 7" (4.66m x 2.94m) Having a window to the front aspect, underfloor heating, double electric sockets, TV point and oak door.

BATHROOM 6' 2" x 7' 7" (1.88m x 2.32m) Comprising a thermostatically controlled shower over the bath, glazed shower screen, vanity unit wash hand basin, low flush WC, heated towel rail, extractor fan, porcelain-tiled walls, Luxury Vinyl Tiles to the floor and oak door.

INTEGRAL GARAGE 16' 0" x 15' 8" (4.88m x 4.8m) Having a remote controlled double garage door, power and lighting, personnel door to the utility room. Electric vehicle charging point to the driveway.

ARTWORK/PHOTOGRAPHS Artwork, plans and floorplans to be used as a guide only and are not to scale. If you require more detailed information please ask. Photographs are of plot one and are for illustration purposes only.

RESERVATION FEE The reservation fee is £1500. Please ask for more details

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.

EPC TO BE CONFIRMED

COUNCIL TAX BAND TO BE CONFIRMED

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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.