



GREAT DALBY, MELTON MOWBRAY

Asking Price Of £650,000

Four Bedrooms

Freehold



DETACHED BUNGALOW

CHAIN FREE

GARDEN OFFICE/GYM

GOOD COMMUTER LINKS

DOUBLE GARAGE AND DRIVEWAY

GENEROUS PLOT

VILLAGE WITH AMENITIES

SOUTH-WEST OF MELTON MOWBRAY

COUNCIL TAX BAND F

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Offered with no upward chain this spacious four bedroom detached bungalow occupying a generous plot in the highly regarded village of Great Dalby. The village has its own primary school, The Royal Oak public house, park, church, Methodist Chapel and Village Hall. Good commuter links to Leicester and Market Harborough where the intercity station allows direct and fast access to London St Pancras.

The accommodation on offer comprises; entrance hall, cloakroom, two reception rooms, dining room, kitchen, utility room, bathroom, four bedrooms and an ensuite bathroom to the master. Outside the property benefits from ample off road parking, integral garage and split level gardens with a brick built gym/office.

ENTRANCE HALL Part glazed wood door into the entrance hall having Kardean flooring, radiator, built-in cloaks cupboard, access to the dining room, kitchen, and reception rooms and three steps up to the bedrooms.

LOUNGE 17' 2" x 24' 0" (5.25m x 7.32m) Spacious reception room having three dual aspect windows and patio doors to the garden allowing plenty of natural light, two radiators, high outage log burner, carpet flooring and inset spot lights.

DINING ROOM 20' 10" x 14' 10" (6.36m x 4.53m) A nicely proportioned reception room having a bay window to the front aspect, two radiators, feature fireplace with a Esse Dragon multi-fuel stove, carpet flooring and door through to the second reception room.

DINING AREA 14' 4" x 13' 6" (4.38m x 4.13m) Being open-plan to the kitchen having two windows to the front aspect, two radiators, airing cupboard, door to the utility/cloakroom, tiled floor and inset spotlights.

KITCHEN 10' 1" x 11' 5" (3.08m x 3.50m) Fitted with a modern range of wall, base and drawer units with Corian work surfaces over, under mount stainless steel sink with flexi-hose mixer tap over, AEG range style cooker and induction hob with extractor over, integrated fridge and dishwasher. Window to the front aspect, tiled flooring and inset spotlights.

UTILITY ROOM 6' 9" x 6' 3" (2.07m x 1.93m) Fitted with full height storage cupboards having space and plumbing for a washing machine, tiled flooring, vertical radiator, door to the cloakroom and an external door to the side storm porch and garden.

CLOAKROOM 2' 6" x 6' 5" (.78m x 1.97m) Comprising a low flush WC, wash hand basin, obscure glazed window and tiled flooring.

BATHROOM 7' 3" x 9' 5" (2.22m x 2.88m) Having a double ended panel bath with shower over, Neptune wash hand basin with waterfall tap and vanity unit, push button close coupled WC and a heated towel rail. obscure glazed window, part tiled walls and floor with under floor heating.

MASTER BEDROOM 17' 3" x 16' 0" (5.28 m x 4.89m max) Having a window to the side aspect, radiator, three built-in wardrobes, door to the ensuite and carpet flooring.

ENSUITE 7' 4" x 8' 11" (2.25m x 2.73m) Comprising of a freestanding bath tub with mixer tap over, Vanity unit wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, tiled flooring and inset spot lights.

BEDROOM TWO 12' 9" x 16' 0" (3.9m x 4.9m max) Having a two windows to the rear aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM THREE 10' 11" x 12' 9" (3.35m x 3.89m) Having a two windows to the rear aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM FOUR 9' 5" x 6' 10" (2.88m x 2.10m) Single bedroom or home office space, having a window to the side aspect, radiator and carpet flooring.

FRONT ASPECT Gated access to the block paved driveway providing ample off road parking and leading to the garage, steps to the left leading to the raised gardens and steps to the right side leading to a block paved seating area with further steps to the storm porch and front door. Post and rail fencing to the boundary with mature trees, hedging and shrubs.

DOUBLE GARAGE Having an up and over door, power and lighting, a handy store room and a personnel door to the front.

GARDENS Paved pathway continues from the front encircling the whole bungalow having a storm porch to the utility door, retaining wall and steps to the elevated lawns which generously wrap all the way around. Paved pathways lead to the green house, paved seating areas and the brick built garden room/office. Mature trees, water feature and hedging to the boundary.

GARDEN ROOM Handy brick built garden room having patio doors to the garden, two windows 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.









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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(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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