



LAYCOCK AVENUE, MELTON MOWBRAY

Asking Price Of £325,000

Three Bedrooms

Freehold



DETACHED BUNGALOW

ENSUITE SHOWER ROOM

OFF ROAD PARKING

MELTON COUNTRY PARK NEARBY

CHAIN FREE

THREE DOUBLE BEDROOMS

HARD LANDSCAPED GARDEN

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Offered with no upward chain, three bedroom detached bungalow situated to the north side of Melton Mowbray. Within close proximity to local schools and the Melton Country Park.

The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen, three double bedrooms, ensuite shower room and a four piece bathroom. Outside the property benefits from ample off road parking and a hard landscaped rear garden. Double Glazing, gas central heating with combi boiler.

ENTRANCE HALL Part glazed door into the entrance hall, built-in storage cupboard, radiator and doors off to;

LOUNGE 14' 10" x 13' 1" (4.53m x 3.99m) Nicely proportioned reception room having a bay window to the front aspect, radiator, TV sockets, built-in storage cupboard, feature fireplace with gas fire and carpet flooring.

DINING ROOM 12' 9" x 13' 11" (3.9m x 4.25m) Spacious dining room having a walk-in square bay window to the rear aspect, Tv socket, radiator and carpet flooring.

KITCHEN 12' 3" x 8' 5" (3.74m x 2.57m) Fitted with a range of wall base and drawer units, one and a half bowl sink and drainer unit, space and plumbing for both a washing machine and dishwasher and a space for freestanding cooker, with extractor hood over. Window and external door to the garden, heated towel rail, vinyl flooring, door to the inner hall leading to bedroom three.

BEDROOM ONE 11' 7" x 12' 11" (3.55m x 3.95m) Having a window to the front aspect, radiator, built-in storage and carpet flooring.

BEDROOM TWO 11' 7" x 11' 8" (3.55m x 3.57m) Having a window to the side aspect, radiator, built-in storage cupboard and carpet flooring.

BEDROOM THREE 15' 10" x 8' 1" (4.85m x 2.47m)
Converted from the former integral garage having an obscure glazed window to the side aspect, radiator, built-in storage cupboards, inset LED lighting, carpet flooring and door to the ensuite. Boarded loft space with access via a retractable aluminium loft ladder.

ENSUITE 2' 11" x 9' 4" (0.89m x 2.85m) Comprising of a low flush WC, vanity unit wash hand basin, heated towel rail and a shower cubicle fitted with a Mira shower. Extractor fan, LED lighting and laminate wood flooring.

BATHROOM 8' 2" x 6' 3" (2.49m x 1.92m) Comprising of a panel bath, low flush WC, pedestal wash hand basin and shower cubicle. Obscure glazed window, tiled walls, laminate wood flooring.

FRONT ASPECT Driveway providing ample off road parking, gates to the right side giving access to the rear garden, storm porch to the front door, gate to the left leading to mobility scooter storage

REAR GARDEN Hard landscaped over two levels for easy maintenance, having a paved seating area adjacent to the bungalow, garden tap, steps up to a pathway leading to a further concrete seating area with flower and shrub bed borders. Large garden shed with double doors, mobility scooter storage with doors to both the front and rear gardens.

A SHADE GREENER SOLAR PANELS Homeowners benefit from the use of the free electricity that the panels generate during daylight hours. The appliances in the home will always use the electricity generated by the panels first (if available) and then if usage in the home exceeds the supply of the panels the supply is topped up from the grid so this causes a clear reduction in the electric bill as they are not using as much electricity from the grid. Depending on how well a customer utilises the free electricity available depends on how much money they can save off their electric bill.

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.

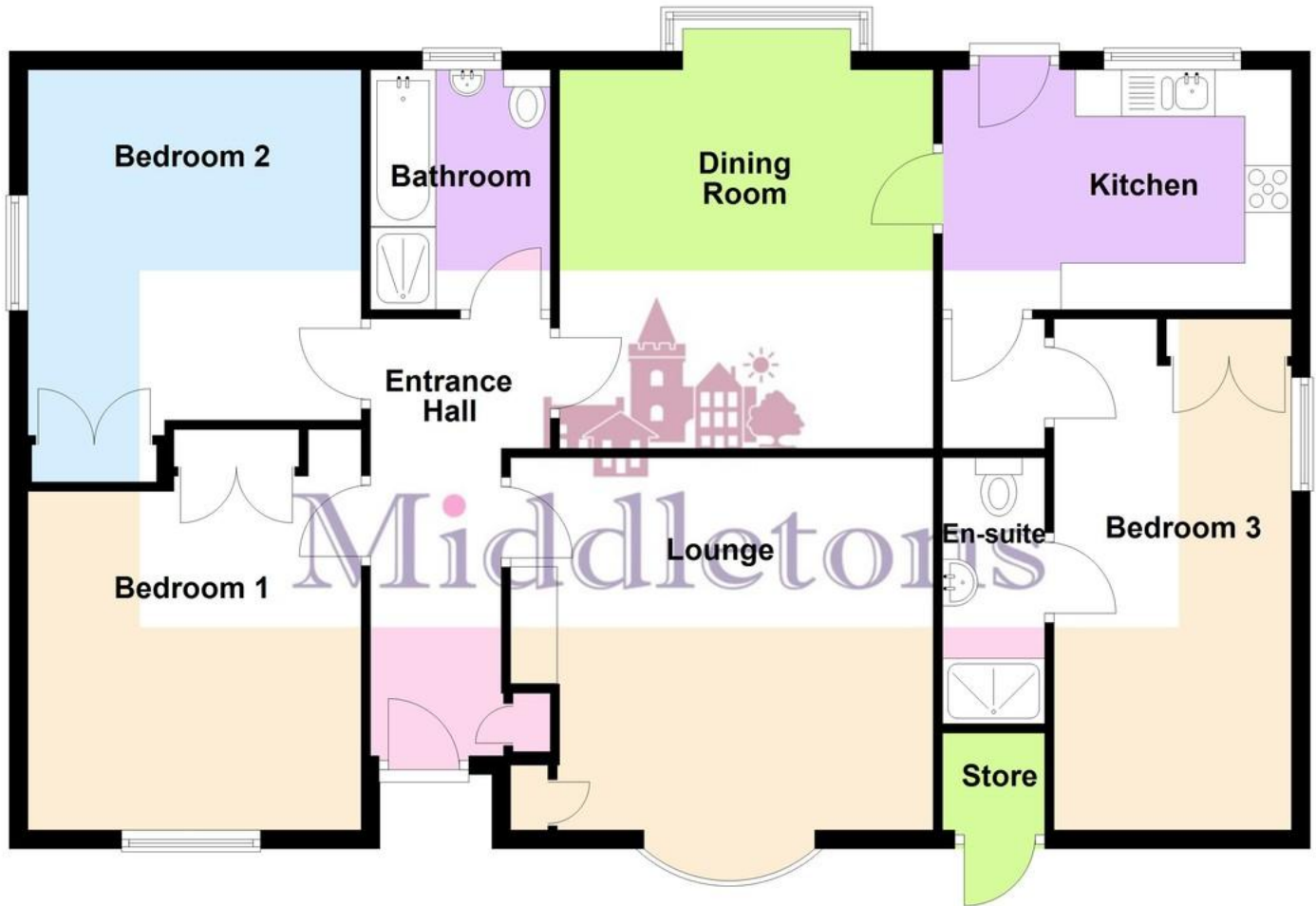
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Ground Floor



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

EPC TO FOLLOW

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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.