



CRANMERE ROAD, MELTON MOWBRAY

Asking Price Of £325,000

Three Bedrooms

Freehold



DETACHED BUNGALOW

CHAIN FREE

NEWLY FITTED BATHROOM

CLOSE TO MELTON COUNTRY PARK

DRIVEWAY AND GARAGE

PRIVATE REAR GARDEN

NEWLY FITTED KITCHEN

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Offered with no upward chain, three bedroom detached bungalow situated on a quiet cul-de-sac to the north side of Melton Mowbray within close proximity to the Melton Country park and the town centre.

Renovated throughout having a new bathroom, fitted kitchen, carpets and doors throughout. The accommodation on offer comprises; entrance hall, lounge, kitchen, bathroom and three bedrooms. Standing on a large plot with scope for extension the property benefits from generous off road parking, garage and a well maintained private garden, not overlooked with mature fruit trees.

HALL Part glazed door into the entrance hall having laminate wood flooring, radiator, airing cupboard and oak wood doors off to;

LOUNGE 19' 5" x 10' 11" (5.92m x 3.33m) Nicely proportioned room having a bay window to the front aspect, radiator, TV point, USB sockets and laminate wood flooring.

KITCHEN/BREAKFAST ROOM 10' 9" x 11' 9" (3.3m x 3.6m) Comprising of a modern range of wall, base and drawer units with carousel corner storage and pull out pantry racks, breakfast bar, roll edge work surfaces, stainless steel sink and drainer unit with mixer tap over. Integrated Beko washing machine, brand new Cata oven and gas hob with extractor hood over. Window and part glazed door to the rear garden, vertical radiator and laminate tile effect flooring.

BEDROOM 1 9' 0" x 12' 1" (2.75m x 3.7m) Having dual aspect windows making a lovely bright room, radiator and new carpet flooring.

BEDROOM 2 8' 11" x 9' 3" (2.73m x 2.84m) Having a window to the side aspect, radiator and new carpet flooring.

BEDROOM 3 8' 11" x 8' 11" (2.73m x 2.73m) Having a window to the front aspect, radiator and new carpet flooring.

BATHROOM 8' 6" x 6' 3" (2.61m x 1.91m) Comprising of a panel bath with shower riser and waterfall shower over, glazed shower screen, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, tiled walls and flooring.

FRONT GARDEN Generous block paved driveway providing ample off road parking. Raised gravel bed planted with shrubs, side gate to the rear garden.

GARAGE Having an up and over door with power and lighting, personnel door to the rear garden.

REAR GARDEN Private and very well maintained garden having block paving adjacent to the rear and side of the bungalow, steps up to the formal lawn with mature fruit trees and shrubs.

IMPORTANT INFORMATION 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.

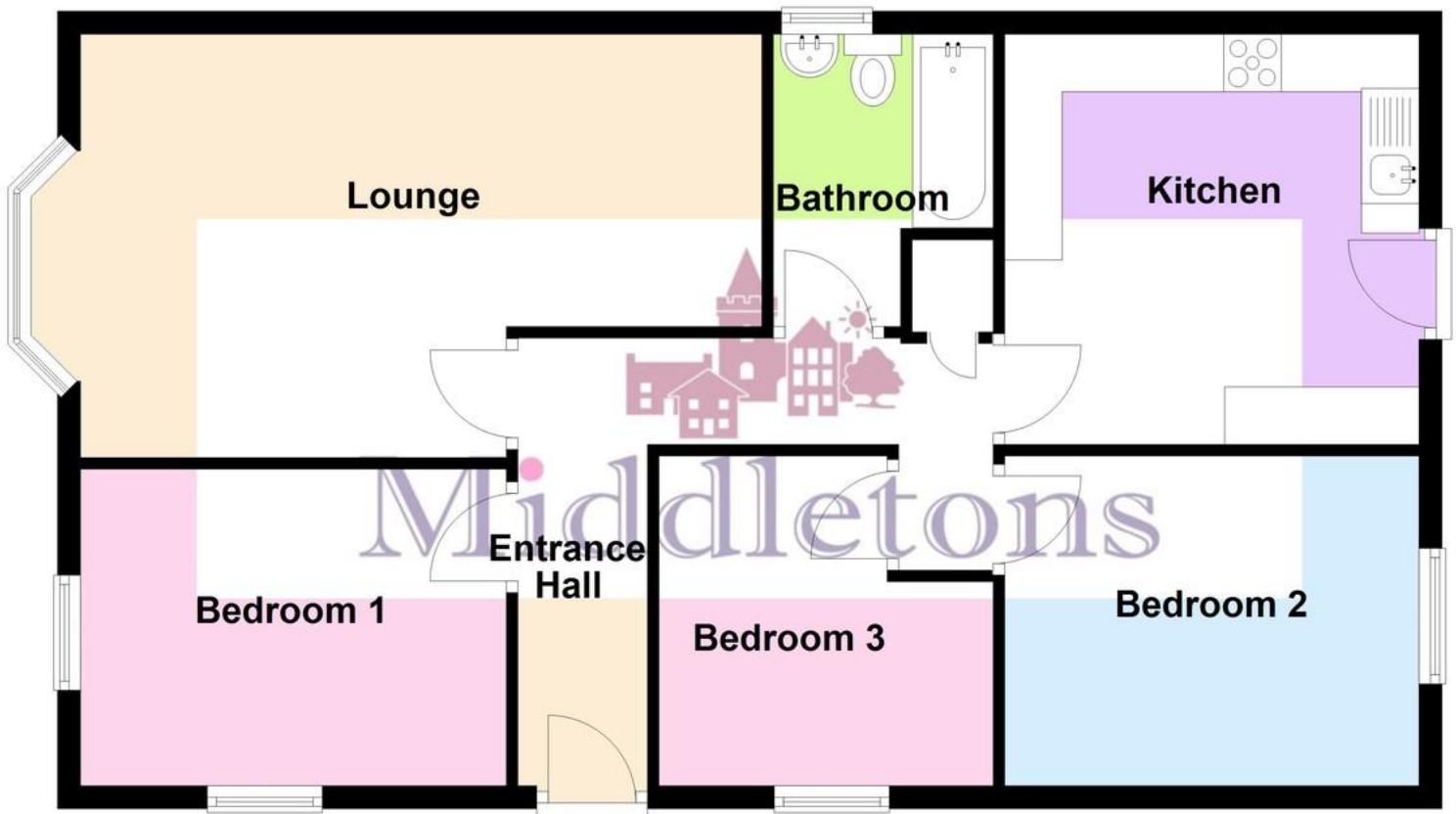
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



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

Plan produced using PlanUp.

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	67	
(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.