



Dorset Drive, Melton Mowbray

£385,000



An excellent opportunity to acquire this three bedroomed bungalow situated within a highly desirable area on the south side of Melton Mowbray. The accommodation comprises in brief: entrance hallway leading to the large living room and conservatory, kitchen, three bedrooms and separate WC and shower room. Externally, the property offers a generously sized gardens to the front and rear with a range of shrubs and border plants, a single garage and extensive parking options.

Porch: 1.45m x 1.74m (4'9" x 5'8")

Entrance Hall: 3.35m x 1.41m (11' x 4'8")

Living Room: 6.60m x 4.46m (21'8" x 14'8")

Hallway: 3.89m x 4.81m (12'9" x 15'9")

Kitchen/Diner: 3.16m x 3.08m (10'5" x 10'1")

Shower Room: 1.85m x 1.55m (6'1" x 5'1")

WC: 1.85m x 0.89m (6'1" x 2'1")

Bedroom One: 3.16m x 3.27m (10'5" x 10'9")





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Ground Floor



Total area: approx. 102.6 sq. metres (1104.6 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are 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/tenants are advised to recheck the measurements