



## **BURTON ROAD, MELTON MOWBRAY**

**Asking Price Of £410,000**

**Four Bedrooms**

**Freehold**



**DETACHED BUNGALOW**

**DRIVEWAY AND GARAGE**

**ENSUITE SHOWER ROOM**

**LOCAL SCHOOLS NEARBY**

**MODERNISED THROUGHOUT**

**GENEROUS CORNER PLOT**

**CLOSE TO LOCAL AMENITIES**

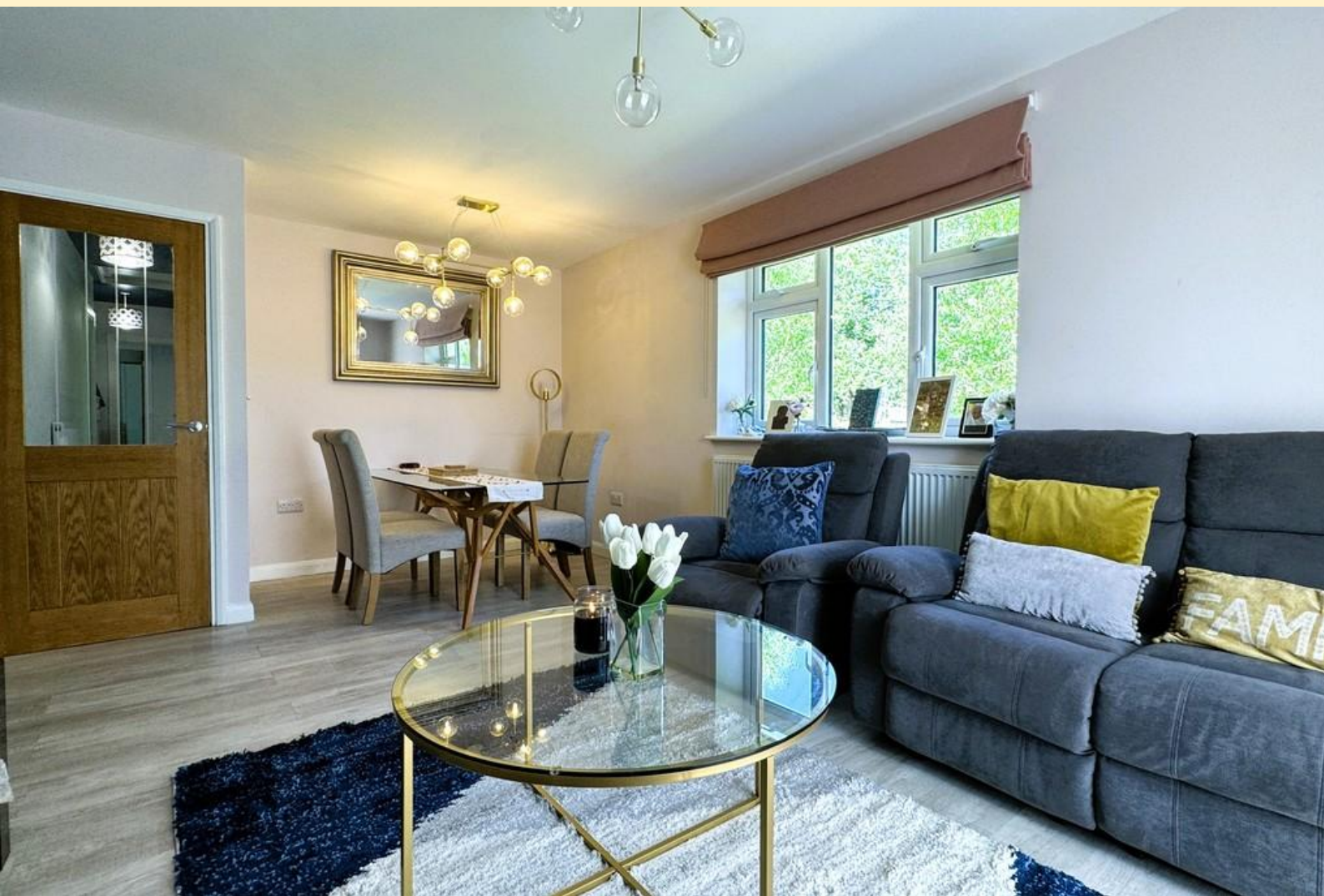
**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

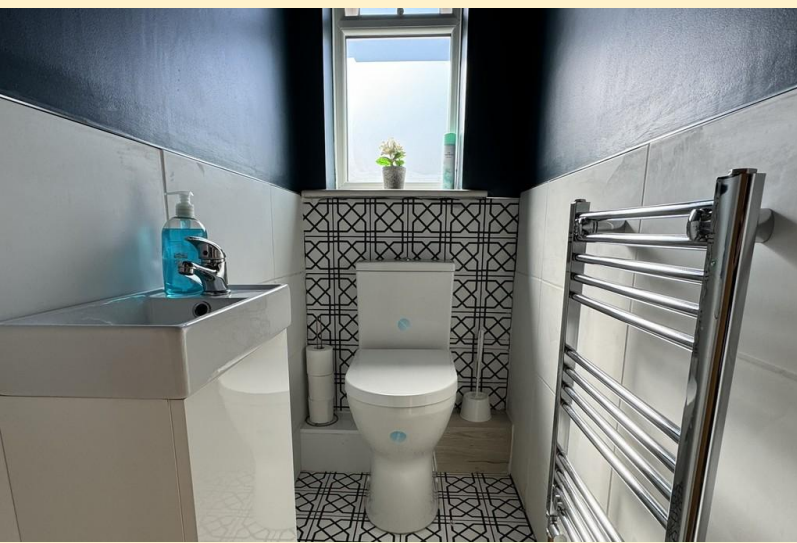
**01664 566258**

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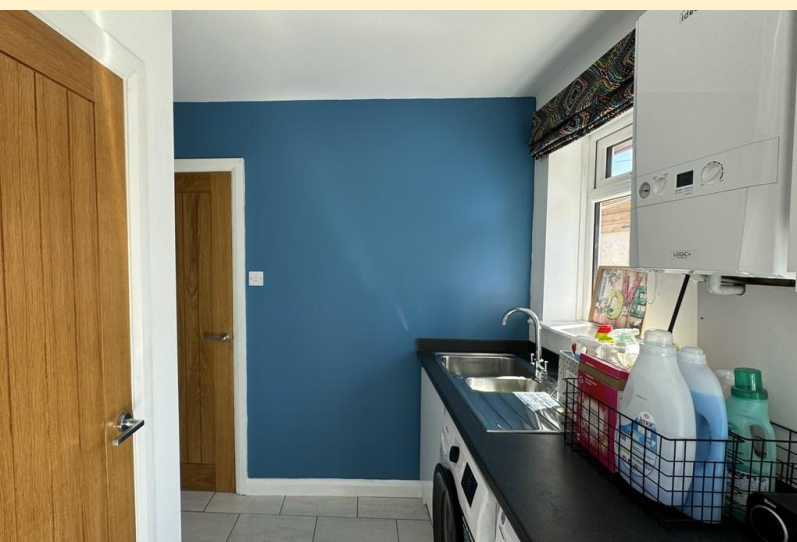






Modernised throughout this four bedroom detached bungalow occupies a generous corner plot to the south side of Melton Mowbray, within walking distance of the town centre and the train station.

The accommodation on offer comprises; porch, entrance hall, inner hallway, lounge diner, kitchen, utility room, doakroom, four bedrooms, one ensuite and a family shower room. Outside the property benefits from generous off road parking, a detached brick built garage, summer house and wrap around gardens.



**PORCH** Composite door into the porch having dual aspect windows, radiator, tiled flooring and door to the entrance hall.

**ENTRANCE HALL** Having laminate wood flooring, two radiators, loft hatch and oak doors off to;

**LOUNGE/DINER** 11' 8" x 19' 4" (3.57m x 5.91m) Nicely proportioned room having French doors to the patio, window to the side aspect, radiator and laminate wood flooring.

**KITCHEN/BREAKFAST ROOM** 10' 5" x 19' 4" (3.19m x 5.9m) Fitted with a contemporary range of wall, base and drawer units with under lighting, solid marble work surfaces, large larder unit and central island breakfast bar, Quadro 1.5 sink bowl with Nero Professional tap. Integrated appliances include a John Lewis self cleaning oven, five ring gas hob, Russell Hobbs extractor fan, microwave, dishwasher and a freestanding fridge freezer (included in sale). French doors to the rear patio, window to the side aspect, radiator, tiled flooring, inset LED lighting and a remote controlled Velux window. Wall mounted TV included in the sale.

**UTILITY ROOM** 10' 0" x 5' 8" (3.05m x 1.74m) Fitted with a base unit with worktop over and a one and a half bowl stainless steel sink with mixer tap over, space under for a washing machine and tumble dryer (white goods open to negotiation). Window over looking the garden, radiator, airing cupboard housing the water cylinder, tiled flooring and external door to the garden.

**CLOAKROOM** 2' 10" x 6' 0" (0.88m x 1.85m) Comprising of a close coupled WC, vanity unit wash hand basin, heated towel rail, obscure glazed window and tiled flooring.

**SHOWER ROOM** 5' 0" x 9' 2" (1.54m x 2.81m) Comprising of a vanity unit wash hand basin, close coupled WC, corner shower cubicle and a heated towel rail. Obscure glazed window and tiled flooring.

**BEDROOM ONE** 15' 11" x 13' 8" (4.87m reducing to 3.92 x 4.18m) Having dual aspect windows to the front and side aspects, two radiators, TV point, carpet flooring and oak door to the ensuite.

**ENSUITE** 5' 4" x 5' 9" (1.63m x 1.76m) Comprising of a corner shower cubicle, close coupled WC, vanity unit wash hand basin, heated towel rail, obscure glazed window and tiled flooring.

**BEDROOM TWO** 10' 7" x 11' 6" (3.25m x 3.52m) Having a window to the side aspect, radiator, built-in wardrobes and carpet flooring.

**BEDROOM THREE** 8' 3" x 7' 11" (2.53m x 2.43m) Having a window to the side aspect, radiator and carpet flooring.

**BEDROOM FOUR/STUDY** 9' 10" x 8' 0" (3.01m x 2.46m) Having a window to the side aspect, radiator and carpet flooring.

**GARDENS** Dwarf wall to the front boundary with steps down to the bungalow, wrap around lawned gardens with a paved patio area adjacent to the rear of the bungalow, fully insulated timber summer house with lighting, electric sockets and internet supply. Double gates to the gravelled driveway providing ample off road parking. Mature hedging secures the boundaries.

**GARAGE** 18' 3" x 11' 0" (5.58m x 3.37m) Having an up and over manual door, power and light connected, window and personnel door to the side.

**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.





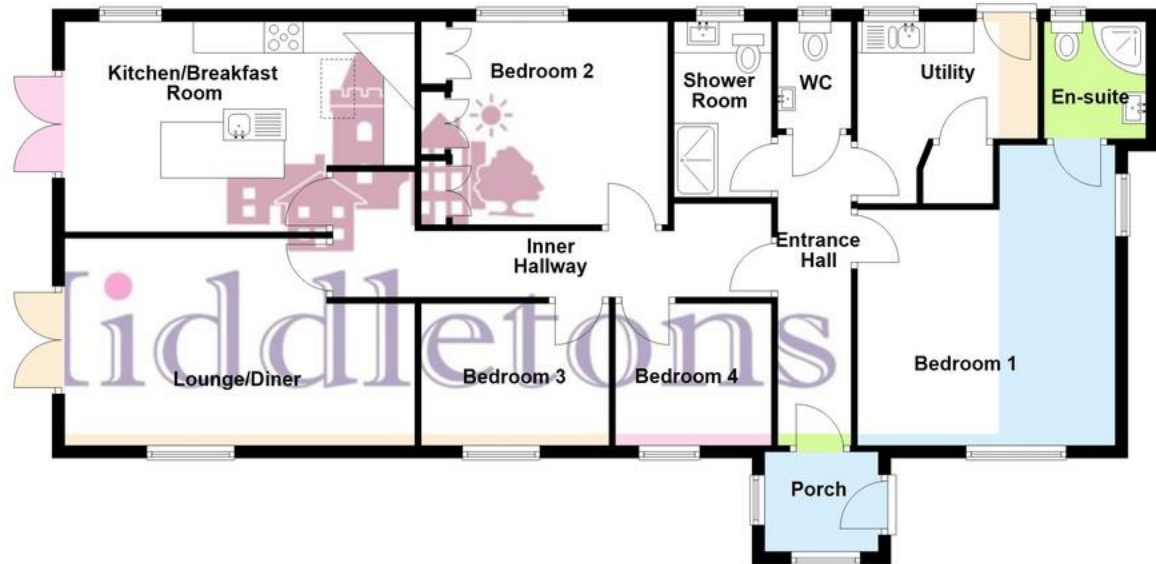
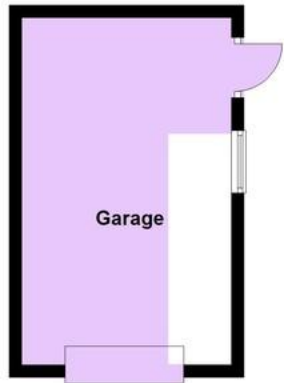








## Ground Floor



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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.