



GRANTWOOD ROAD, MELTON MOWBRAY

Asking Price Of £495,000

Four Bedrooms

Freehold



EXTENDED DETACHED BUNGALOW

AIR SOURCE HEAT PUMP

GENEROUS GARDEN ROOM

LOCAL AMENITIES CLOSE BY

DRIVEWAY AND GARAGE

SOLAR PANELS

MELTON COUNTRY PARK NEARBY

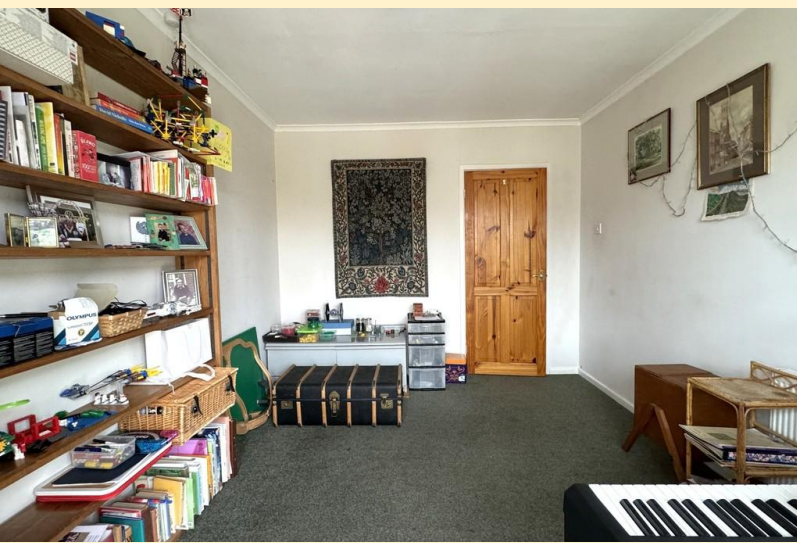
NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND E

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Extensive four bedroom detached bungalow situated in a tucked away position on a small side road to the north side of Melton Mowbray. Within close proximity to the Melton Country park and local amenities. Good commuter links to Grantham and the A1.

The accommodation in brief comprises; entrance hall, lounge, garden room, dining room, breakfast kitchen, utility room, four bedrooms, ensuite bathroom and a family shower room. Outside the property benefits from ample off road parking, garage and a well established rear garden. Owned solar panels and an air source heat pump makes this a very economical home.

ENTRANCE HALL Composite glazed door into the entrance hall having a door off to the lounge and bedroom 4/ study.

LOUNGE 23' 3" x 14' 0" (7.10m x 4.27m reducing to 3.27m) Spacious reception room having two windows with fitted blinds to the front aspect, two radiators, multi-fuel log burner, TV aerial points and carpet flooring. French doors to the garden room and a further door to the kitchen.

GARDEN ROOM 25' 9" x 16' 11" (7.85m x 5.16m) This generous garden room is a great addition to the property and with today's glazing makes it usable all year round. Made from solid oak with stone flooring and under floor heating with French doors opening onto the garden making a great space to enjoy. Lights to the beams with dimmer switches, electrical points and French doors to the lounge and dining room.

KITCHEN/BREAKFAST ROOM 17' 6" x 10' 6" (5.35m x 3.22m) Fitted with Maple wood wall, base and drawer units, central island breakfast bar, roll edge work surfaces, ceramic one and a half bowl sink and drainer, space for a dishwasher and space for an under counter fridge, Integrated eye level double oven and Bosch induction hob with extractor hood over. Dual aspect window, LED lighting, tiled flooring and door to the utility room.

UTILITY ROOM 6' 4" x 8' 0" (1.95m x 2.44m) Having a Maple base unit with stainless steel sink and drainer unit, space and plumbing for a washing machine, radiator and tiled flooring. Window and external door to the garden.

BEDROOM ONE 17' 8" x 13' 1" (5.4m x 3.99m) Having a window to the rear and side aspects, radiator, sliding mirrored wardrobes, carpet flooring and door to the ensuite.

ENSUITE 9' 6" x 5' 1" (2.9m x 1.55m) Comprising of a 'P' shaped bath with shower over and glazed shower screen, vanity unit, wash hand basin, close coupled WC and a heated towel rail. Wall mounted cabinet, obscure glazed window, electric fan heater, tiled walls and flooring.

BEDROOM TWO 11' 11" x 11' 8" (3.65m x 3.58m) Having a window overlooking the garden, radiator and carpet flooring.

SHOWER ROOM 6' 11" x 5' 4" (2.12m x 1.65m) Comprising of a corner shower cubicle, vanity unit wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, electric fan heater, tiled walls and flooring.

BEDROOM THREE 9' 7" x 12' 11" (2.94m x 3.95m) Having a window to the side aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM FOUR / STUDY 9' 6" x 10' 11" (2.92m x 3.35m) Having a window to the front aspect, radiator and carpet flooring.

DINING ROOM/BEDROOM 5 7' 7" x 12' 11" (2.33m x 3.95m) Having French doors to the garden room, radiator and carpet flooring.

FRONT ASPECT Having a generous tarmac drive providing ample off road parking and giving access to the garage. Side gate to the rear garden and a water butt to the guttering.

GARAGE 18' 10" x 19' 10" (5.75m x 6.06m reducing to 3.48m) Having an electric roller door, power and light connected, double doors to the garden.

REAR GARDEN Generous wrap around gardens having a paved patio area to the side of the bungalow where you will find the air source heat pump, two water butts and a raised flower bed to the side. The gardens continue around the bungalow with formal lawns, established flowers, shrubs and trees to the borders and a garden pond with timber bridge over. There is also a timber summer house to enjoy, a potting shed, garden tap, electrical sockets, several water butts and patio paving adjacent to the bungalow.

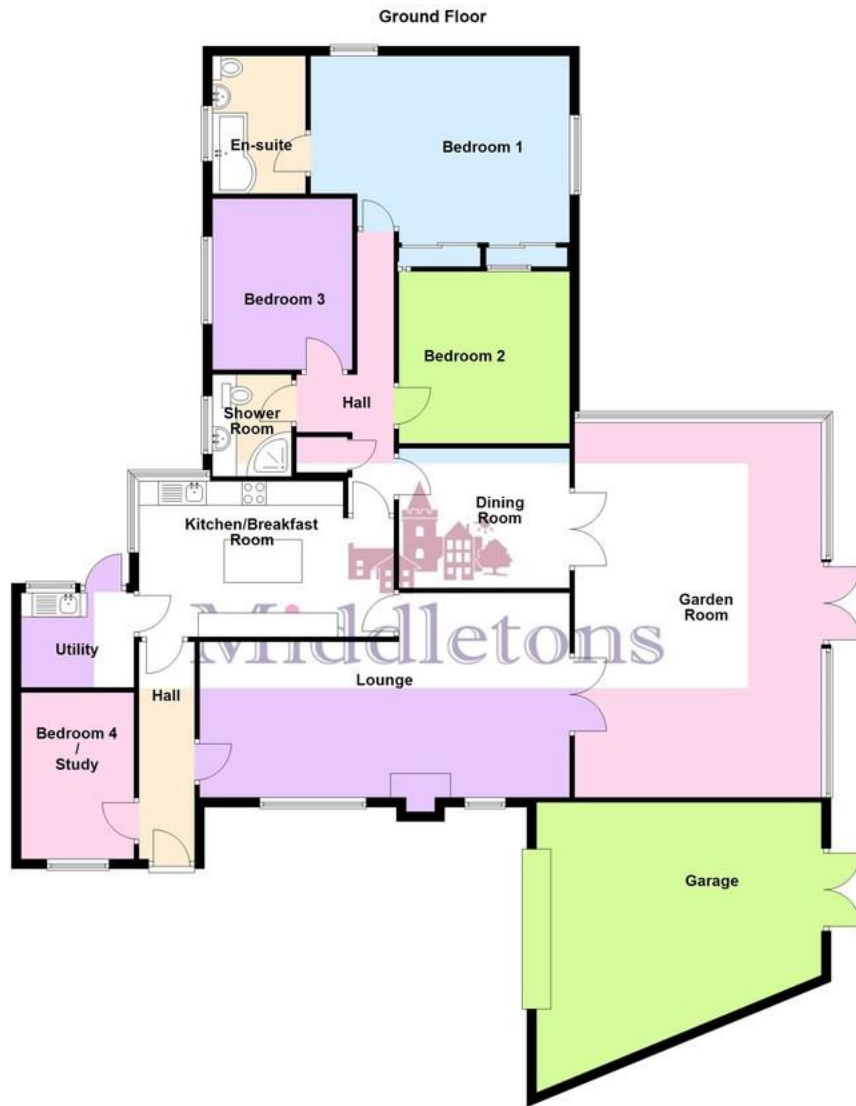
SOLAR PANELS The solar panels on this property are owned. Please ask for further details.

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.









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+)	A		
(81-91)	B		89
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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THE PROPERTY OMBUDSMAN
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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.