



## HIGHFIELD AVENUE, MELTON MOWBRAY

**Offers Over £360,000**

**Three Bedrooms**

**Freehold**



**DETACHED BUNGALOW**

**SOME MODERNISATION REQUIRED**

**WORKSHOP**

**LOCAL AMENITIES NEARBY**

**GARAGES AND DRIVEWAYS**

**SOUTH FACING GARDEN**

**CHAIN FREE**

**WEST SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

**01664 566258**

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Offered with no onward chain, three-bedroom bungalow occupying a large corner plot with some modernisation required. Situated to the North of Melton Mowbray on a popular residential area. Within walking distance of local schools and amenities and ideally situated for commuting to Nottingham, Newark and Leicester.

The accommodation in brief comprises; entrance hall, lounge, dining room, kitchen, three bedrooms and a four piece bathroom. Outside the property benefits from generous off road parking, two garages, workshop and a good sized south facing garden.

**ENTRANCE HALL** Part glazed door into the spacious entrance hallway having a radiator, hatch with pull down ladder to the large loft space, cloaks cupboard, carpet flooring and doors off to;

**LOUNGE** 13' 6" x 12' 2" (4.12m x 3.73m) Nicely proportioned reception room having a window to the front aspect, feature fireplace with flame effect gas fire, TV point, carpet flooring continuing through an archway to the dining room.

**DINING ROOM** 12' 2" x 13' 7" (3.72m x 4.15m) Having patio doors opening onto the rear garden, radiator and door to the kitchen.

**KITCHEN** 16' 1" x 10' 9" (4.91m x 3.29m) Fitted with a range of wall, base and drawer units with work surfaces over, breakfast bar, stainless steel one and a half bowl sink and drainer, space and plumbing for a washing machine. Integrated appliances to include; Smeg microwave, eye level Siemens oven and grill and electric hob with extractor hood over. Dual aspect windows, external door to the rear garden, built-in pantry, central heating boiler, radiator and cushioned vinyl flooring.

**BEDROOM ONE** 13' 7" x 11' 11" (4.16m x 3.65m) Having a window to the front aspect, radiator, electric radiator, built-in wardrobes and carpet flooring.

**BEDROOM TWO** 12' 11" x 10' 2" (3.94m x 3.11m) Having a window to the side aspect, radiator, built-in wardrobes and top boxes, shower cubicle and carpet flooring.

**BEDROOM THREE** 10' 2" x 8' 5" (3.10m x 2.57m) Having a bay window to the rear aspect, radiator, fitted wall units and carpet flooring.

**BATHROOM** 7' 4" x 12' 3" (2.26 m x 3.75m) Four piece suite comprising of a panel bath, shower cubicle, low flush WC and a pedestal wash hand basin. Obscure glazed window, heated towel rail and vinyl flooring.

**FRONT ASPECT** The property features a generously sized block-paved driveway that offers ample off-road parking. It extends around the side of the house, leading to a pathway that reaches the rear garage and workshop.

**INTEGRAL GARAGE** 18' 5" x 8' 5" (5.63m x 2.58m) Having double doors, power and lighting and a personnel door to the side.

**REAR GARDEN** Adjacent to the bungalow lies a paved patio with a garden tap, brick built outbuilding housing a WC, formal lawns and established shrub borders. A pathway leads to the greenhouse, framed by mature hedging along the boundary.

**REAR GARAGE** 9' 4" x 19' 7" (2.86m x 5.99m) Having double doors, power and lighting, personnel door to the side, work bench and window to the rear workshop.

**WORKSHOP** 9' 4" x 6' 7" (2.86m x 2.01m) Wood door into the workshop having dual aspect windows, work bench, power and lighting.

**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.









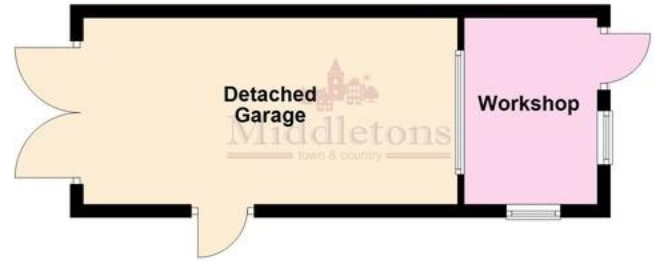




### Ground Floor



### Outbuilding



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

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

Energy efficiency chart