



ELGIN DRIVE, MELTON MOWBRAY

Asking Price Of £210,000

Two Bedrooms

Freehold



SEMI-DETACHED BUNGALOW

DRIVEWAY AND CARPORT

NEWLY FITTED KITCHEN

LOCAL AMENITIES NEARBY

CHAIN FREE

PRIVATE REAR GARDEN

NEWLY FITTED BATHROOM

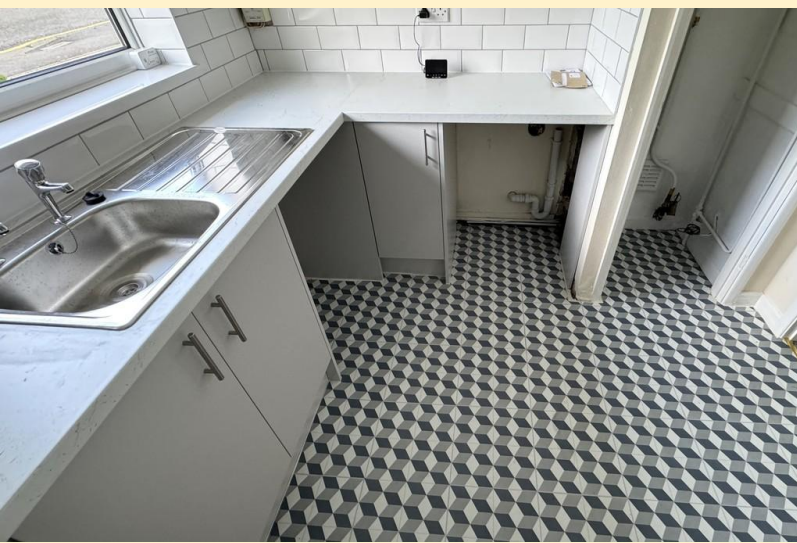
NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





OFFERED WITH NO UPWARD CHAIN

This recently refurbished two-bedroom semi-detached bungalow, featuring a new fitted kitchen and bathroom, is located on a desirable area to the north side of Melton Mowbray. It is conveniently close to the town centre and local amenities.

The accommodation on offer comprises of; lounge diner, kitchen, bathroom and two bedrooms. Outside the property benefits from ample off road parking, car port and a private rear garden.

ENTRANCE HALL External door into the entrance hall having a built-in storage cupboard and doors off to;

LOUNGE/DINER 10' 8" x 16' 4" (3.26m x 4.99m) Nicely proportioned room having a bay window to the front aspect, radiator, TV point, feature fireplace and new carpet flooring.

KITCHEN 8' 7" x 8' 8" (2.62m x 2.66m) The newly fitted kitchen features a variety of wall, drawer, and base units topped with work surfaces, a stainless steel sink with drainer, partially tiled walls, provisions for a hob/oven, as well as space and plumbing for both a washing machine and dishwasher. Additionally, there is room for a fridge/freezer, a wall-mounted boiler, a radiator, vinyl flooring, and a double-glazed window over looking the rear garden.

BEDROOM ONE 10' 8" x 11' 5" (3.26m x 3.49m) Having a window to the rear aspect, radiator and new carpet flooring.

BEDROOM TWO 7' 11" x 8' 9" (2.42m x 2.68m) Having a window to the rear aspect, radiator and new carpet flooring.

BATHROOM 6' 1" x 6' 5" (1.87m x 1.98m) The newly installed bathroom features a panel bath with an overhead shower and glazed shower screen, low flush WC, pedestal washbasin, radiator, aqua-boarded walls, tiled flooring and an obscure glazed window.

FRONT GARDEN The front garden is landscaped for low maintenance, featuring a combination of paving and gravel beds planted with mature shrubs, driveway providing off road parking and leading to the car port.

CARPORT Having gates to the front, outside tap and open to the rear garden.

REAR GARDEN Private south facing garden featuring a paved patio adjacent to the bungalow, formal lawn with mature trees and shrubs to the borders with wood panel fencing and a garden shed.

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.

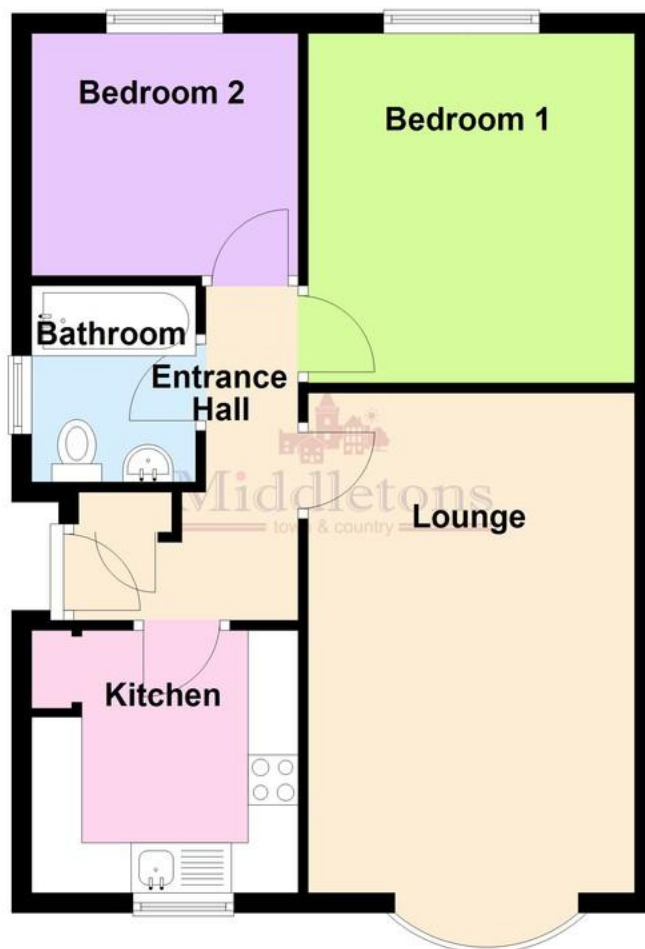
WHAT IS YOUR HOME WORTH? Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.







Ground Floor



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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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.