

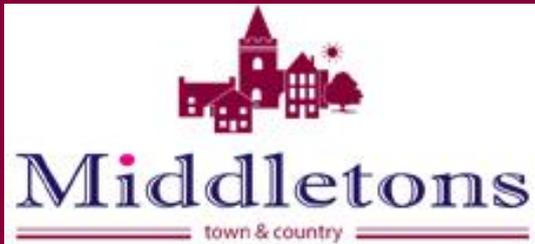


DOVEDALE CLOSE, MELTON MOWBRAY

Asking Price Of £365,000

Three Bedrooms

Freehold



DETACHED BUNGALOW

CHAIN FREE

SUMMER HOUSE

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

PRIVATE REAR GARDEN

CLOSE TO THE TOWN CENTRE

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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A spacious three-bedroom detached bungalow located in a quiet cul-de-sac on the south side of Melton Mowbray, conveniently close to local amenities, schools, and the town centre.

The accommodation on offer comprises; porch, entrance hall, lounge, kitchen, dining room, three bedrooms and a shower room. Outside the property benefits from ample off road parking, garage and both front and rear gardens and a summer house.

PORCH Part glazed door with glazed side panel into the porch having a glazed door through to the entrance hall.

ENTRANCE HALL Having carpet flooring, radiator and glazed doors off to;

LOUNGE 12' 7" x 17' 8" (3.84m x 5.4m) Having a bay window to the front aspect, radiator, stone fireplace with gas fire, carpet flooring and door to the dining room.

KITCHEN 11' 10" x 10' 2" (3.63m x 3.12m) Fitted with a good range of wall base and drawer units topped with work surfaces, one and a half bowl sink and drainer unit, space and plumbing for a washing machine, eye level Hotpoint double oven and grill, four ring gas hob with extractor hood over. Window and external door to the rear garden, serving hatch to the dining room, tiled walls, radiator, LED lighting and vinyl flooring.

DINING ROOM 8' 11" x 20' 9" (2.72m x 6.34m) A versatile room having a window and patio doors to the rear garden allowing plenty of natural light, radiator and carpet flooring.

BEDROOM ONE 12' 2" x 12' 1" (3.72m x 3.69m) Having a window to the front aspect, radiator and carpet flooring.

BEDROOM TWO 9' 9" x 9' 9" (2.98m x 2.98m) Having a window to the rear aspect, fitted wardrobes, radiator and carpet flooring.

BEDROOM THREE 8' 0" x 8' 0" (2.45m x 2.44m) Having a window to the front aspect, fitted wardrobes, radiator and carpet flooring.

SHOWER ROOM 6' 2" x 8' 4" (1.88m x 2.56m) Comprising of a walk-in shower, pedestal wash hand basin, low flush WC and a heated towel rail. Two obscure glazed windows, extractor fan, fully tiled walls and flooring.

FRONT GARDEN Having a formal lawn with a paved pathway leading to the front door, Tarmac drive providing ample off road parking and leading to the garage. UPVC door giving access to the rear garden.

GARAGE 20' 9" x 8' 3" (6.35m x 2.52m) Having an up and over door, power and lighting. Personnel door to the side.

UTILITY 8' 5" x 8' 2" (2.59m x 2.50m) Having power and lighting.

SUMMER HOUSE 9' 6" x 7' 9" (2.91m x 2.37m) Electric supply.

REAR GARDEN The property features a raised patio area with steps leading down to a formal lawn bordered by shrubs and gravel beds. There are two additional paved seating areas, one of which is hidden behind mature shrubs, creating a secluded spot. The summer house is equipped with power and lighting, and wood panel fencing marks the boundary.

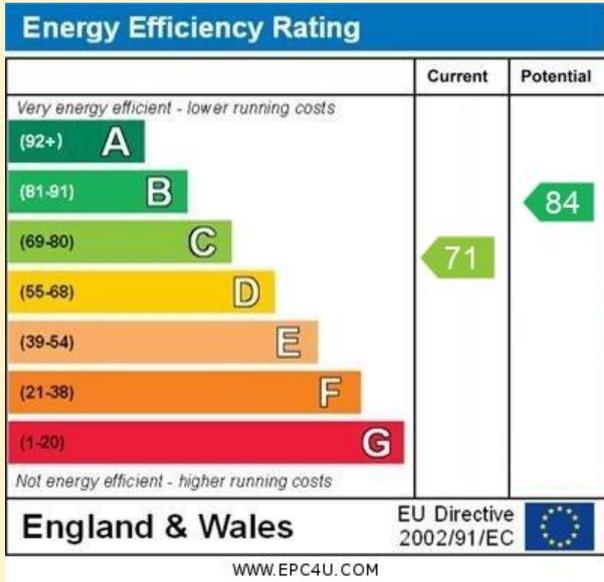
AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor 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.









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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.