



GALSWORTHY CRESCENT, MELTON MOWBRAY

Asking Price Of £425,000

Three Bedrooms

Freehold



DETACHED BUNGALOW

CHAIN FREE

ENSUITE SHOWER ROOM

LOCAL AMENITIES NEARBY

GARAGE AND DRIVEWAY

GOOD SIZED REAR GARDEN

TUCKED AWAY POSITION

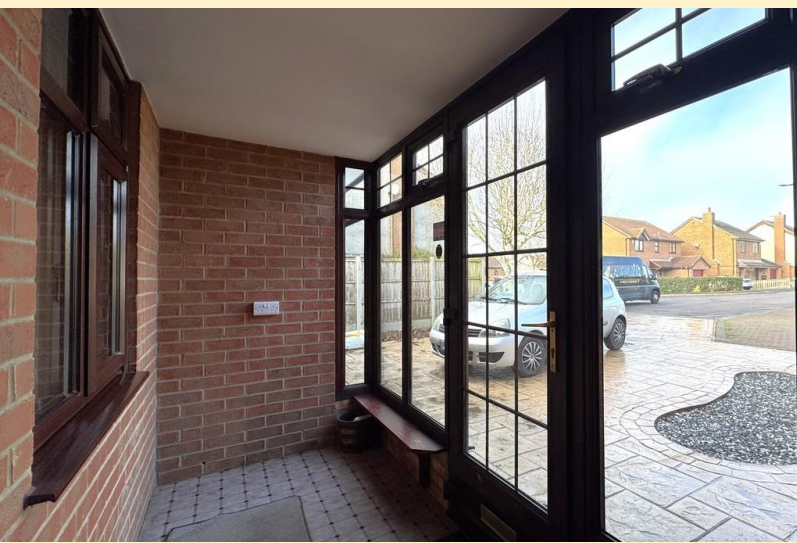
NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Offered with no upward chain this three-bedroom detached bungalow occupies a peaceful cul-de-sac position to the north side of Melton Mowbray. Within walking distance of local amenities and both primary and high schools.

The accommodation on offer comprises; porch, entrance hall, lounge diner, kitchen, three bedrooms, one ensuite and a family bathroom. Outside the property benefits from ample off road parking, double garage and a good sized private rear garden.



PORCH Glazed porch having ample room for outdoor coats and shoes, electrical sockets, vinyl flooring and door through to the entrance hall.

ENTRANCE HALL Having two storage cupboards, one housing the central heating boiler and water tank, radiator, carpet flooring and doors off to;

LOUNGE 18' 2" x 20' 9" (5.54m reducing to 2.55 x 6.33m) reducing to 3.28 Generous 'L' shaped room having two windows to the front aspect with fitted blinds and one being a walk-in bay window. Two radiators, feature brick fireplace with gas fire and carpet flooring. The dining area has patio doors to the rear garden and a door through to the kitchen.

KITCHEN 9' 6" x 10' 2" (2.92m x 3.12m) Fitted with a range of wall base and drawer units topped with work surfaces, composite one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for a washing machine, integrated Hotpoint electric oven and hob with extractor hood over. Window and external door to the rear garden, splash backs and carpet flooring.

BEDROOM ONE 12' 7" x 14' 7" (3.84m x 4.46m) Having dual aspect windows, radiator, fitted wardrobes and dressing table, carpet flooring and a door to the ensuite shower room.

ENSUITE 8' 6" x 3' 0" (2.6m x 0.93m) Comprising of a shower cubicle, pedestal wash hand basin and a low flush WC. Window with fitted roller blind, tiled walls and carpet flooring.

BEDROOM TWO 9' 5" x 13' 9" (2.88m x 4.20m) Having a window to the rear aspect, radiator, fitted slide door wardrobes and carpet flooring.

BEDROOM THREE 8' 4" x 9' 0" (2.56m x 2.75m) Having a window to the rear aspect, radiator and carpet flooring.

BATHROOM 6' 7" x 5' 6" (2.02m x 1.68m) Comprising of a panel bath, vanity unit wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, tiled walls and carpet flooring.

FRONT ASPECT Having a generous imprinted concrete driveway by Cobble Crete providing off road parking and leading to the garages, side gated access to the rear garden.

GARAGE 16' 7" x 17' 8" (5.06m x 5.40m) Having two manual up and over doors, power and lighting, personnel door to the rear garden.

REAR GARDEN Having a paved patio with dwarf wall adjacent to the bungalow with courtesy lighting and garden tap, steps up to a well tended formal lawn with flower and shrub borders. To the side of the property there is further outdoor space which has been graveled for low maintenance. Wood panel fencing secures the boundaries.

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.

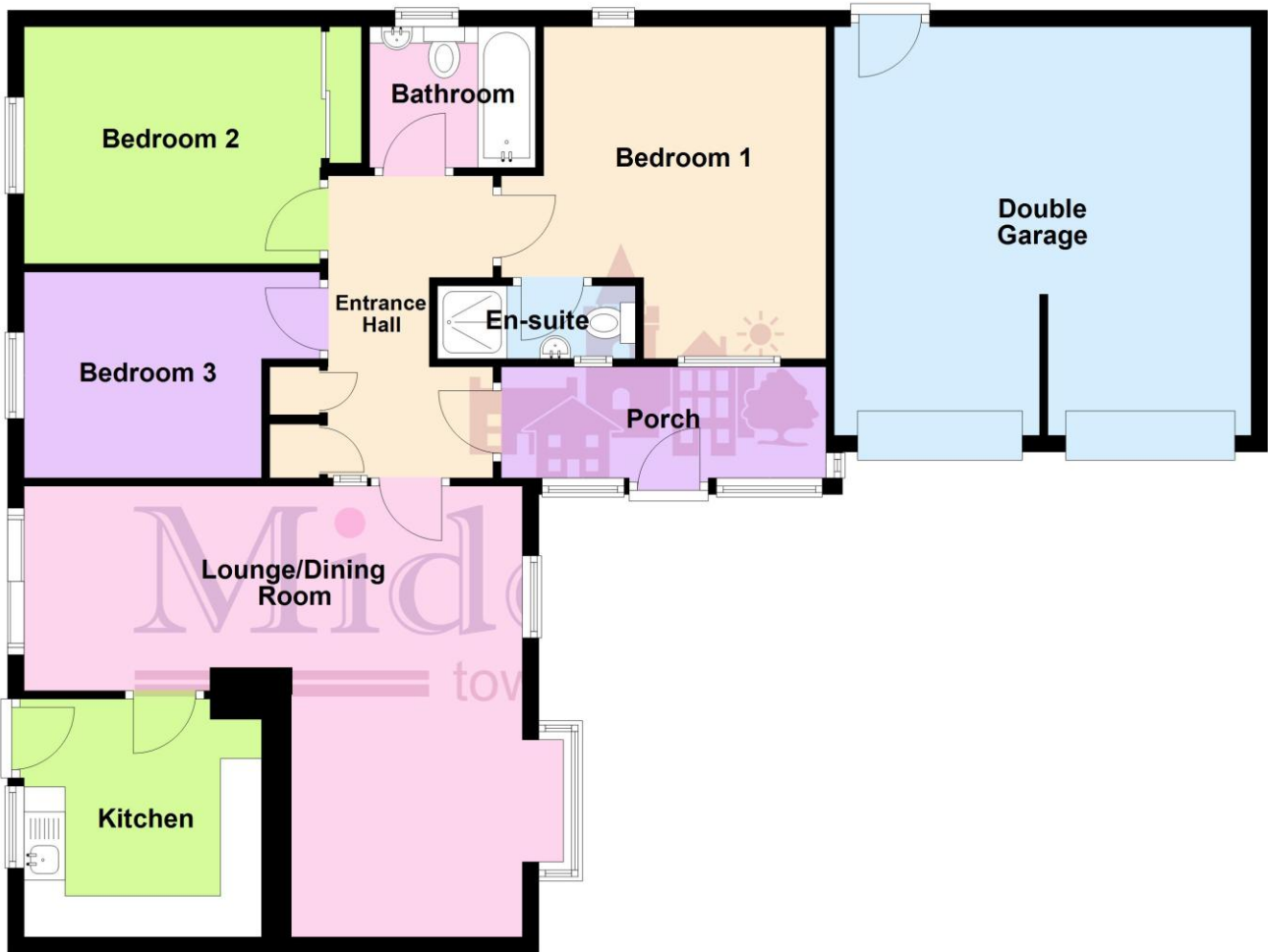
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Ground Floor



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+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.