



BALDOCKS LANE, MELTON MOWBRAY

Asking Price Of £260,000

Two Bedrooms

Freehold



DETACHED BUNGALOW

NEWLY FITTED KITCHEN

NEWLY FITTED SHOWER ROOM

LOCAL AMENITIES NEARBY

CARPORT AND DRIVEWAY

GOOD SIZED REAR GARDEN

CLOSE PROXIMITY TO THE TOWN

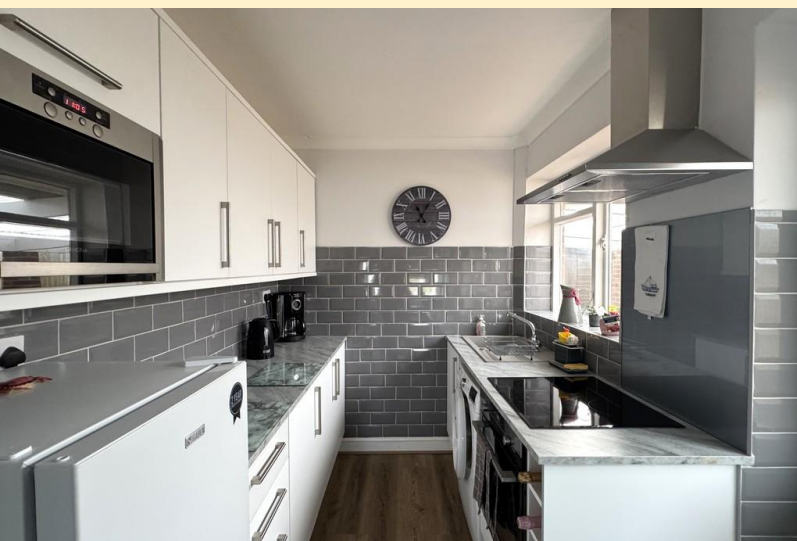
SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Extended and recently modernized two bedroom detached bungalow situated on a popular estate to the south side of Melton Mowbray, within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprises; porch, entrance hall, newly fitted kitchen, dining room, lounge, two bedrooms, newly fitted shower room and conservatory. Outside the property benefits from off road parking, a tandem carport and both front and rear gardens.



PORCH Part glazed door into the porch, with a window to the side fitted with blind and laminate wood flooring.

HALLWAY Having laminate wood flooring, radiator and doors off to;

KITCHEN 8' 7" x 6' 3" (2.64m x 1.92m) Newly fitted kitchen having a range of modern range of wall, base and drawer units topped with work surfaces, composite sink and drainer unit with mixer tap over, space and plumbing for a washing machine. Integrated microwave, AEG oven and hob with extractor hood over. Window with fitted blind and external door to the carport, LED lighting, laminate wood flooring continuing through to the dining area.

DINING ROOM 5' 2" x 10' 8" (1.59m x 3.27m) Having a window to the front aspect with fitted blind, radiator and laminate wood flooring.

LOUNGE 11' 10" x 17' 0" (3.62m x 5.2m) Having a bay window to the front aspect with fitted blinds, further window to the side aspect, two radiators, TV aerial point, LED lighting and laminate wood flooring.

SHOWER ROOM 6' 0" x 5' 10" (1.85m x 1.8m) Newly fitted and completely tiled shower room, comprising of a low flush WC, vanity unit wash hand basin and a double shower cubicle. Obscure glazed window, extractor fan, LED lighting and back-lit mirror.

BEDROOM ONE 8' 10" x 12' 7" (2.7m x 3.86m) Having a window to the conservatory, radiator, fitted wardrobe and carpet flooring.

BEDROOM TWO 9' 4" x 9' 8" (2.86m x 2.96m) Having a patio doors to the conservatory, radiator, fitted wardrobe, wall lights and carpet flooring.

CONSERVATORY 7' 3" x 16' 7" (2.21m x 5.08m) Having french doors to the rear garden, fitted blinds, two radiators and laminate wood flooring.

FRONT ASPECT Having a block paved driveway providing ample off road parking, dwarf wall to the boundary, mature shrub bed, side access to the rear garden and gates to the carport.

CARPORT Tandem car port having double gates to the front drive, block paved and outside tap.

REAR GARDEN Having paving adjacent to the bungalow with steps up to the lawns with a paved pathway to the rear of the garden. Planted gravel borders mature shrubs and a garden shed. Wood panel fencing secures 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.









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		85
(69-80) C		
(55-68) D	64	
(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

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 are 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.