



OXFORD DRIVE, MELTON MOWBRAY

Asking Price Of £595,000

Four Bedrooms

Freehold

DETACHED BUNGALOW

CHAIN FREE

LOW MAINTENANCE GARDEN

CLOSE TO LOCAL AMENITIES

EXTENDED AND REMODELLED

FOUR DOUBLE BEDROOMS

**BEAUTIFULLY APPOINTED
THROUGHOUT**

SOUTH SIDE OF MELTON MOWBRAY

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Extended, remodelled and refurbished to a high standard throughout creating a bespoke one off contemporary detached bungalow on a much sought after area to the south side of Melton Mowbray. Within close proximity to the King Edward sports centre, Melton Tennis club, local amenities and the town centre.

The beautifully appointed accommodation is enhanced throughout with designer features including Italian tiling, feature wall panelling and exposed Nordic stone walls. Comprising of a spacious entrance hall with custom cloak storage, lounge, open-plan kitchen diner, utility room, cloakroom, four double bedrooms, ensuite and a family shower room. Outside the property benefits from landscaped gardens with porcelain patios and a generous driveway. There has been a complete new rewire and gas central heating system with the addition of a hot water cylinder for constant hot water supply without any drop in pressure. There is also a hive control system installed for the heating

ENTRANCE HALL Composite door with frosted side panel and side window with fitted blind, and velux window, allowing light to filter into the spacious entrance hall. Fitted out with a bespoke storage system for shoe storage with seating and coat hanging hooks, further cupboard and drawer unit for further storage, vertical radiator, inset LED lighting and Herringbone wood flooring continuing through to the inner hallway.

HALLWAY Having inset LED lighting, discreet panel housing the fuse box and electricity meter, continuation of the Herringbone wood flooring, vertical radiator and doors off to;

LOUNGE 13' 11" x 13' 8" (4.25m x 4.18m) Dual aspect lounge having a front facing bay window and a further two side facing windows with fitted blinds allowing plenty of natural light to fill this nicely proportioned reception room. Feature slatted wood wall panel creating texture and character, slatted wood sliding door, TV aerial point, fibre optic internet connector, radiator, inset LED lighting, soft carpet flooring and sliding doors through to the kitchen diner.

KITCHEN/DINER 14' 7" x 25' 1" (4.45m x 7.65m) Step into a sleek, open-plan kitchen diner designed for effortless entertaining and everyday comfort. With generous space for both a dining table and a cosy seating nook, this stylish hub invites relaxed gatherings and lively dinner parties alike. The kitchen showcases a contemporary suite of streamlined units topped with luxurious granite work surfaces. A Capel Italian one-and-a-half bowl sink with mixer tap sits beneath tiled splash backs, while LED-lit display cabinets with USB sockets add a soft, ambient glow come evening. At the heart of the room, a central island offers both form and function featuring an Elica ceramic venting hob, self-closing drawers, illuminated shelving, and ample storage. Integrated appliances include a Miele dishwasher and fridge freezer, plus an AEG eye-level electric oven, combination microwave/oven, and warming drawer, all seamlessly built in for a clean, modern finish. Bathed in natural light from dual-aspect windows, patio doors to the garden, and a Velux ceiling window, this inviting space feels bright and uplifting throughout the day. All openings are fitted with sleek blinds for privacy and light control. Nordic stone and slatted wood paneling add tactile warmth and visual interest to select walls, creating a subtle nod to Scandinavian design. Three vertical radiators ensure cosy comfort year-round, while inset LED lighting and elegant herringbone wood flooring complete the look with modern sophistication.

UTILITY ROOM 8' 7" x 6' 4" (2.62m x 1.95m) A thoughtfully designed utility space fitted with sleek base units and durable Silestone quartz work surfaces, inset with a modern sink and mixer tap. An integrated washing machine keeps the layout streamlined, while an external door offers direct access to the garden, ideal for laundry days or muddy boots. Inset LED lighting ensures a bright, functional workspace, and herringbone wood flooring adds a stylish continuity from the main living areas.

CLOAKROOM 2' 7" x 5' 9" (0.8m x 1.76m) Comprising of a dual flush WC, vanity unit wash hand basin and a heated towel rail. Tiled walls and tiled floor.

BEDROOM ONE 12' 8" x 10' 1" (3.88m x 3.09m) This serene bedroom enjoys natural light from a rear-facing window with fitted blind and an additional Velux ceiling window, creating a bright and airy atmosphere. Fitted wardrobes offer practical storage, while a feature slatted wood panel adds a touch of contemporary character. Soft carpet underfoot enhances comfort, complemented by inset LED lighting and a wall-mounted radiator. A door leads directly to the ensuite, adding

convenience and privacy.

ENSUITE 5' 10" x 6' 3" (1.8m x 1.92m) Comprising of a corner shower cubicle with fixed waterfall shower head and shower riser, vanity unit wash hand basin, dual flush WC and a heated towel rail. Obscure glazed window for privacy and allowing light to filter through, LED lighting, wood effect tiling to the walls and tiled flooring.

BEDROOM TWO 9' 2" x 12' 1" (2.8m x 3.69m) Another spacious double bedroom, bathed in natural light from two rear-facing windows with fitted blinds and a Velux skylight. Illuminated fitted glass fronted wardrobe, radiator, LED lighting and carpet flooring.

BEDROOM THREE 9' 10" x 12' 8" (3.02m x 3.88m) A bright and inviting double bedroom, featuring two front-facing windows with fitted blinds that welcome in natural light. The space is comfortably appointed with a radiator, LED lighting and carpet flooring.

BEDROOM FOUR / STUDY 9' 0" x 9' 1" (2.76m x 2.79m) A flexible space as either another double bedroom, study or hobby room. Having two front facing windows with fitted blinds, velux window, radiator, inset LED lighting and carpet flooring.

SHOWER ROOM 5' 7" x 8' 5" (1.72m x 2.58m) Comprising of a double walk-in shower cubicle with fixed waterfall shower head and shower riser, vanity unit wash hand basin with illuminated mirror above, dual flush WC, heated towel rail and bathroom cabinet. Velux window allowing natural light to filter in, LED lighting and Italian tiled walls and flooring.

FRONT ASPECT Generous driveway providing ample off road parking and leading to the rear garden. Porcelain tiling with elegant stone borders leads to the front door, thoughtfully equipped with a security camera and LED courtesy lighting for added peace of mind. This stylish tiling continues along the edge of a neat lawn, framed by a classic wood-panel fence that defines the boundary

GARDEN Landscaped for effortless upkeep, the garden wraps the bungalow in porcelain tiling that flows seamlessly to a patio off the kitchen, perfect for alfresco dining and equipped with a garden tap and outdoor sockets for added convenience. Formal lawns stretch out with a sense of calm, bordered by privacy-enhancing tree planting and a classic wood-panel fence. The bungalow's exterior is a striking blend of Nordic stone and Cedar wood render, combining natural texture with contemporary style to create a truly inviting façade.

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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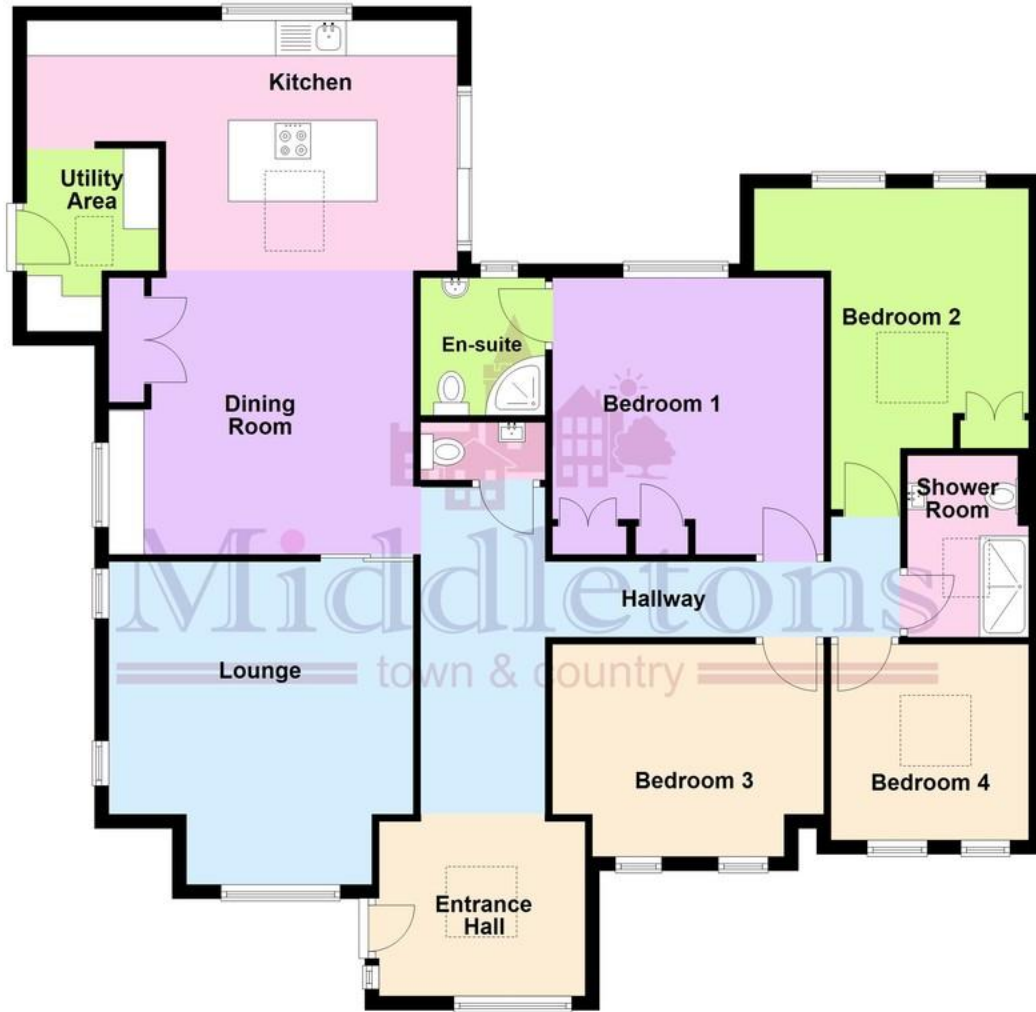
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Ground Floor system



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	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		