



10 Garden Lane

Melton Mowbray | Leicestershire | LE13 0SJ


Bentons



Property at a glance

- Delightful Detached Bungalow
- Cul-de-sac Location
- Energy Rating Pending
- Lounge
- Garden Room
- Breakfast Kitchen
- Two Double Bedrooms
- Four Piece Bathroom
- Driveway & Single Garage
- Landscaped Gardens to Front, Side & Rear
- Gas Central Heating
- uPVC Double Glazing
- Vacant Possession
- Viewing Highly Recommended

Asking Price: £240,000

10 Garden Lane

An immaculately presented detached bungalow on a corner plot at the end of a cul-de-sac. Enjoying a delightful position this property offers reception hall, good sized lounge, double glazed garden room, refitted breakfast kitchen, two double bedrooms, one having built-in furniture and a large four piece bathroom. Outside are delightful landscaped gardens to the front and private landscaped gardens to the side and rear, driveway and single garage. The property benefits from gas central heating and uPVC double glazing. The property is offered with immediate vacant possession and all fitted carpets, curtains and blinds are included. Early viewing is highly recommended.

Accommodation

The property is entered via a uPVC double glazed leaded front door with stained glass leaded lights and matching side screens into:

Reception Hall

With radiator, laminate flooring, built-in meter cupboard, coved cornicing and off:

Lounge

15'5" x 14'6" (4.7m x 4.42m)

With a uPVC double glazed bay window to front with fitted vertical blind. Living flame gas fire inset within a natural stone surround with matching hearth and mantel and side plinth for TV. Radiator, coved cornicing, TV aerial point and telephone point.

Refitted Breakfast Kitchen

11'6" x 9' (3.5m x 2.74m)

Fitted with a range of white fronted base cupboards and drawers and matching eye level units and shelves over including glass fronted display units with chrome fittings. Single drainer stainless steel sink set within work surfacing. Further work surfacing creating a breakfast bar. Integrated appliances include a Philips Whirlpool fan assisted electric oven, four ring ceramic hob with extractor fan over. Washing machine, fridge and microwaved available by separate negotiation. Tiled splashbacks, radiator, uPVC double glazed window overlooking rear garden with vertical blinds and door and window through to:





Garden Room

13'5" x 12'4" average (4.1m x 3.76m average)

With sealed double glazed picture windows to both front and rear with fitted vertical blinds, double glazed door to front and French doors opening onto garden, laminate flooring, thermostat control for central heating, convector heater, telephone point and interconnecting door to:

Bedroom One

13'1" x 11'3" (4m x 3.43m)

With a range of fitted bedroom furniture comprising two triple wardrobes with hanging rails and shelving, top boxes creating alcove for double bed with matching bedside units with glass shelving, dressing tables and matching chest of drawers. Coved cornicing, radiator, uPVC double glazed window to rear with fitted vertical blinds and telephone point.

Bedroom Two

10'10" x 10'8" (3.3m x 3.25m)

uPVC double glazed window to front with fitted vertical blind, coved cornicing and radiator.

Spacious Bathroom

Fitted with a white four piece suite comprising a panelled bath with shower attachment, pedestal wash hand basin, low level WC and fully tiled corner shower enclosure with Triton 2 electric shower and fitted seat. Full height tiling to all walls, radiator, pine panelled ceiling with halogen spotlights, access to roof space, radiator and opaque uPVC double glazed window to rear.

Outside - Front

A particular feature of the bungalow is its quiet corner plot at the end of this cul-de-sac. To the front is a landscaped garden area with driveway providing hardstanding leading in turn to the single garage.

Large Single Garage

21'8" x 9'2" (6.6m x 2.8m)

With up and over door, uPVC double glazed window and fitted light and power.

The Gardens

The gardens extend to both the side and rear and are attractively landscaped. The side garden being of a good size and laid to ornamental sun terrace and gravel beds with deep flowering borders with a variety of shrubs and plants and being enclosed by timber panelled fencing and mature hedge together with a circular border with magnolia. The gardens extend to the rear which are ornamentally laid to gravel with attractive flagstone style paved patio, further sun terrace, the whole being enclosed by timber panelled fencing. The garden enjoys complete privacy and an attractive elevated aspect to the rear.

Fixtures & Fittings

All fitted carpets, curtains and blinds are included in the sale. An amount of furniture is available by separate negotiation.

Viewing

Strictly by appointment with the agents.

Location:

Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham and Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Stansted railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

Directions:

Proceed out of Melton Mowbray on the Nottingham Road (A607) and take the fourth turning left into Highfield Avenue, left again in Garden Lane and then left into the cul-de-sac where the property can be found situated at the end of the cul-de-sac as identifiable by our for sale board.



Ground Floor

Approx. 103.3 sq. metres (1112.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



N.B. All measurements are approximate. These Sale Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Services, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.



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