



EAGLES DRIVE, MELTON MOWBRAY

Asking Price Of £145,000

Two Bedrooms

Freehold



NO UPWARD CHAIN

**DRIVEWAY PROVIDING OFF ROAD
PARKING**

SPACIOUS LOUNGE DINING ROOM

TWO BEDROOMS

SEMI-DETACHED BUNGALOW

ENCLOSED REAR GARDEN

CLOSE TO LOCAL AMENITIES

CLOSE TO BUS ROUTE

01664 566258

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*** REDUCED *** Offered with NO UPWARD CHAIN. Semi-detached bungalow located within a popular residential area on the south side of Melton Mowbray, close to local amenities benefiting from being on a bus route to the town centre.

Two bedroom Semi-detached bungalow, with ample off road parking, ramp access to property. Spacious 'L' shape Lounge/ Dining room, kitchen, bathroom and rear garden.



ENTRANCE

Entrance to the property is via a part glazed Upvc dg into the porch with Upvc dg windows to the rear and side, glazed door to the inner hallway of the bungalow, with doors to two bedrooms, airing cupboard, 'L' shaped lounge dining room and bathroom.

AIRING CUPBOARD

Housing the hot water cylinder and shelving

LOUNGE DINING ROOM

19' 5" max x 16' 10" max (5.92m x 5.15 m)

'L' shaped lounge dining room with two Upvc dg windows to the front, two radiators, wall mounted gas fire, and door to the kitchen.

KITCHEN

7' 9" x 7' 8" (2.37m x 2.35m)

With a range of eye and base level units, inset sink drainer unit, wall mounted 'Ideal' boiler, roll top work surface, tiled splash back, space for a cooker, plumbing and space for a washing machine and further space for a fridge. Upvc dg window to the side and radiator.

BEDROOM ONE

11' 0" x 9' 10" max (3.37m x 3.01m)

A double with Upvc dg window to the rear and radiator. Fully fitted wardrobes with sliding doors run along one wall.

BEDROOM TWO

9' 4" x 8' 0" (2.85m x 2.45m)

A double with Upvc dg French doors leading to the rear garden and radiator.

BATHROOM

5' 9" x 5' 6" (1.76m x 1.68m)

To comprise, panelled bath with over bath shower, low flush Wc, wall mounted wash hand basin, extractor fan, part tiled walls and radiator.

FRONT OF THE PROPERTY

There is a generous block paved driveway with double gated leading through to further paved area. The garden is laid to lawn with mature shrubs and flowers. Pathway leading to the wrought iron gate and into the rear paved area and up to the porch providing access to the property.

REAR GARDEN

Mainly laid to lawn, with a feature stone rockery area, paved area leading to a stepping stone pathway, side gated access to the front, enclosed by panel fencing.

MISCELLANEOUS

The property benefits from Gas central heating. Council tax band B







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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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www.middletons.uk.com
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