



1 DE MONTFORT

SCALFORD ROAD, MELTON MOWBRAY, LE13 1JB

Offers around:
£165,000
NO CHAIN

A modern detached retirement bungalow situated in a complex of similar properties off Scalford Road just to the north of the town centre. Gas fired central heating, upvc double glazing, Entrance Hall, Lounge, Fitted Kitchen, two Bedrooms and Wet Room. Off-road parking, single garage and gardens to front and rear.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

ACCOMMODATION

CANOPY PORCH with integrated Store/meter cupboard and door and side panel to:-

ENTRANCE HALL with large fitted cloaks cupboard and airing cupboard with small radiator.

LOUNGE having square bay window and radiator. Door leading to:-

FITTED KITCHEN having window to the rear overlooking the garden and door to the side, a range of fitted base and wall units, electric cooker point with fitted electric cooker (not tested), stainless steel sink top, breakfast bar and wall mounted Worcester combination boiler.

BEDROOM ONE having window to the rear, radiator and a range of fitted wardrobes and cupboards.

BEDROOM TWO having window to the rear and radiator.

WET ROOM having window to the rear with suite comprising w.c, wash basin and shower area with tiled splashbacks, radiator and extractor fan.

OUTSIDE: To the front of the property is a lawned area and flower bed and a gated side access leads through to an enclosed rear garden which is predominantly laid to patio with a variety of shrubs and mature trees. The property has an allocated parking space and also a single garage situated in a block.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

TENURE: Leasehold, vacant possession upon completion.

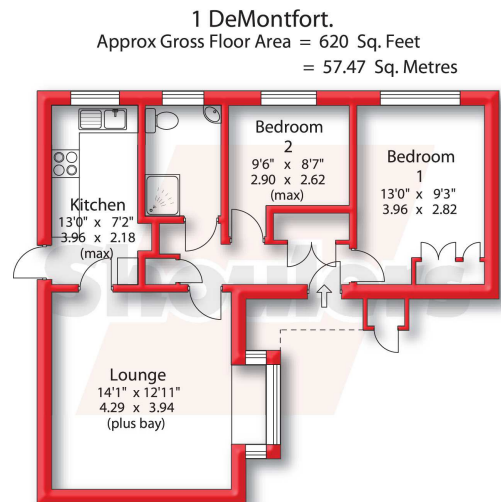
SERVICES: Mains gas, electricity, water and drainage.

LEASE DETAILS: The property has a 99 year lease dating from 9th February 1996. There is a yearly service charge, which is £1161.96 for the current year.

COUNCIL TAX: Melton Borough Council (01664) 502502.

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

DIRECTIONS: Leave the town centre via Scalford Road and take the second turning on the left opposite Catherine Dalley House. No. 1 is the first property on the left.



For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd - Tel : 0113 322 9204 - www.makingplans.com

Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

Tel: 01664 410166

www.shoulers.co.uk

housesales@shoulers.co.uk

lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating

