





SUMMARY

This is a great opportunity to purchase a 50% share in a immaculately presented semi-detached two bedroom bungalow (built in 2012). Enjoying a quiet cul-de-sac setting, the property is immaculate throughout, with gas central heating, uPVC double glazing and parking. Available for sale with no upward chain, early viewing of this delightful property is highly recommended.

ENTRANCE HALL

5' 4" x 4' 5" (1.63m x 1.35m) The property is entered via uPVC double glazed front door into the entrance hall, where there's tiled floor, radiator and cloaks cupboard. A door leads through into the lounge/dining room.

LOUNGE/DINING ROOM

17' 7" x 9' 5" min widening to 12' max (5.36m x 2.87m) The lounge/dining room has uPVC double glazed window to front elevation, two radiators, TV aerial point, door leading into kitchen and further door leading to the inner hallway.

KITCHEN

9' 3" x 8' 7" (2.82m x 2.62m) The kitchen is fitted with a range of wall and base units, work surfaces, 1.5 bowl stainless steel sink and drainer with mixer tap, built-in electric oven and hob, space for fridge freezer, space and plumbing for automatic washing machine, tiling to splash height, extractor fan to ceiling and uPVC double glazed window to side elevation.

INNER HALL

The inner hallway has radiator, communicating doors through to bedrooms and shower room, and uPVC double glazed door leading out to the side passageway, which in turn leads round to the rear garden.



BEDROOM ONE

12' 10" x 8' 8" (3.91m x 2.64m) Bedroom One has uPVC double glazed window to rear elevation and radiator.

BEDROOM TWO

10' 6" x 6' 11" (3.2m x 2.11m) Bedroom Two has uPVC double glazed window to rear elevation and radiator.

GARDEN

The property has a paved frontage with flower/shrub border. There is gated side access that leads to the rear garden, which is enclosed by fencing with lawn and patio area. A rear gate leads out to the parking area where there is allocated parking for two cars.

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Hancocks to arrange a convenient appointment on Tel: 01664 563481

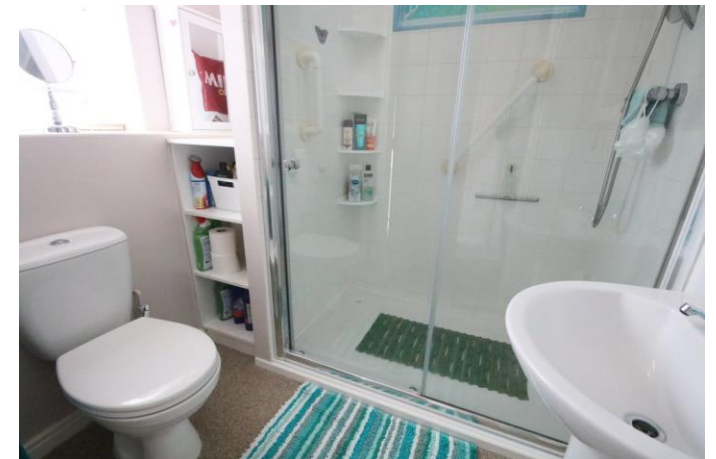


REFERRAL FEES

We believe you may benefit from using the services of one of our recommended solicitors or our sister company Oaktree Mortgages Ltd who are independent mortgage brokers. We recommend sellers and/or potential buyers use these services and should you decide to use their services you should know that we would expect to receive a referral fee of £100 plus vat from the solicitor and nil referral fee from Oaktree Mortgages for recommending you to them.

Please note that the solicitor's referral fee comes out of their normal charges and there is no additional cost to you i.e. the cost of their services would be the same if you approach them directly or as a result of our recommendation.

You are not under any obligation to use the services of any of the recommended providers.





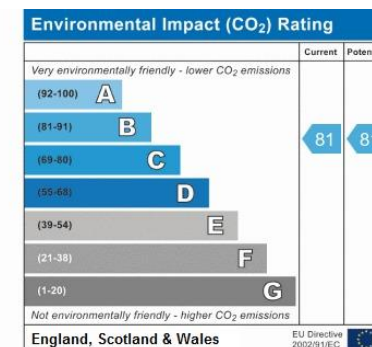
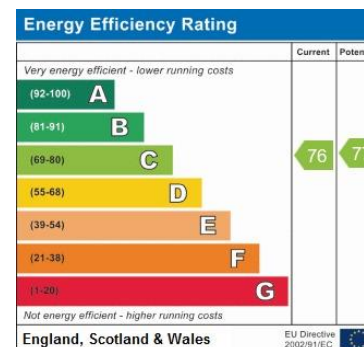
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Tenure: Freehold

Local Authority: Melton Borough Council

Council Tax Band: Band C

Property Directions: Leave Melton Mowbray on the Asfordby Road. Continue and pass through Asfordby Hill and Asfordby Valley. On reaching Asfordby village follow Main Street all the way along and onto Loughborough Road. Flint Drive can be found on the right hand side and the property can be identified by our agent's For Sale board.



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Once an offer has been agreed, if we obtain a quotation for solicitor services for you, we will receive a referral payment from the solicitor of £100 + VAT. This does not get added onto your quote nor is this reflected in the quote. This will be paid directly from the solicitor.