



**Hancock**  
Residential Sales & Lettings  
"Online and on the High Street"  
**FOR SALE**  
01664 563481  
www.hancockproperty.co.uk



## SUMMARY

Well presented two bedroom semi detached bungalow for sale, occupying a good sized plot with off road parking for two plus cars, detached single garage and well maintained front and rear gardens. Accommodation comprises entrance hall, lounge/diner, kitchen, bathroom, two bedrooms master with fitted wardrobes and French doors opening onto rear garden. Being sold with NO UPWARD CHAIN.

## LOUNGE/DINING ROOM

11' 01" x 16' 08" (3.38m x 5.08m) With UPVC double glazed window to front aspect, wall mounted gas fire, television aerial, telephone point and a radiator.

## KITCHEN

6' 06" x 8' 07" (1.98m x 2.62m) With access from the lounge dining room it has a, UPVC double glazed window to the front aspect, range of wall and base units with rolled edge worktop over, single drainer sink unit & middle sink with mixer tap over, electric oven, gas hob with extractor hood over, space for fridge, plumbing and space for a washing machine

## BEDROOM 1

10' 02" x 10' 08" (3.1m x 3.25m) Double bedroom with UPVC double glazed French doors out into the rear garden, fitted wardrobes, television aerial and radiator.

## BEDROOM 2

7' 05" x 9' 04" (2.26m x 2.84m) Single bedroom with UPVC double glazed window to the rear aspect, dimmer switch and radiator.

## BATHROOM

6' 05" x 5' 05" (1.96m x 1.65m) Fitted with UPVC obscure window to side aspect, a white three piece suite comprising of panelled bath with shower overhead, glass shower screen, low level wc,



pedestal wash handbasin, part tiled walls and vinyl flooring.

### **OUTSIDE**

To the front of the property there is a tarmac driveway, with parking for 2 cars, leading to the single garage (with up and over door and light) and rear garden. To the side of the property there is an outside tap and an external light.

The rear garden is enclosed by fencing and includes a greenhouse and shed. The rear garden is mainly laid to lawn with a patio paved area and some shrubbed borders.

### **LOCATION**

Melton Mowbray is a thriving market town offering excellent local shop and schooling facilities with the added benefit of being within easy commuting distance of the surrounding Cities/Towns of Leicester, Nottingham, Loughborough, Grantham and Oakham. Superb. The town is situated on great transport routes with the M1 and A46 within a 20 minute drive and has the advantage of a railway with an excellent intercity service to London available from Melton, Grantham and Leicester which takes approximately 1 hour.

### **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

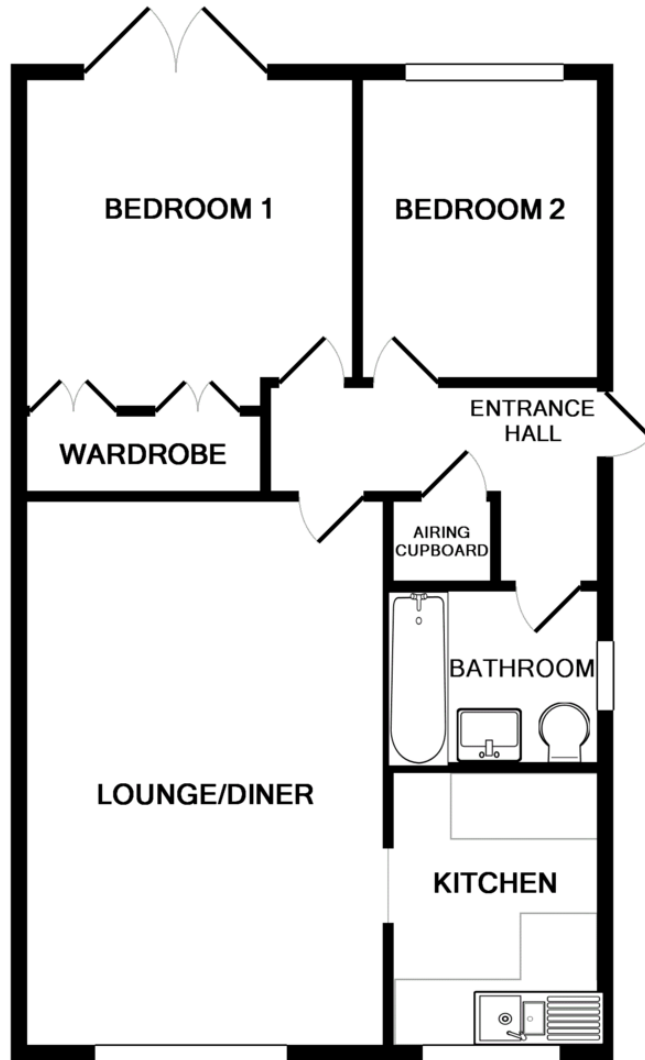
### **REFERRAL FEES**

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 B

**Property Directions:** Leaving the agents offices proceed over the railway bridge towards Oakham. Once over the railway bridge turn immediately right onto Ankle Hill. Once at the top of the road at the Junction turn left onto Dalby Road. At the second mini traffic island turn right onto Swallowdale Road and then 1st right onto Robin Crescent. The property can be identified on the left hand side by our For Sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		73	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	73
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. The services systems and appliances shown in these particulars have not been tested and have no guarantee as to their operability or efficiency. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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.