This three bedroom detached bungalow is situated on a large corner plot convenient for the town centre and now requires a programme of modernisation. Electric storage heating and aluminium double glazing with further secondary glazing, Porch, Hall, Lounge, Dining Kitchen, three Bedrooms and Bathroom. Detached single garage

Viewing is strictly by appointment with the sole agents.
Tel: 01664 410166
www.shoulers.co.uk
ACCcommodation

Porch Having door to the front, with cloak cupboard, door to the lounge and doorway to:

Dining kitchen having two windows and door to the side, a range of fitted base and wall units, laminate work surfaces, sink, freestanding fridge, cooker and washing machine, tiled splashbacks and electric storage heater to dining area.

Lounge having two windows to the side, fireplace with stone mantle and surround with feature electric fire, heater and door to the hallway.

Bedroom one having window to the side, three built-in wardrobes and electric storage heater.

Bedroom two having window to the side and electric storage heater.

Bedroom three having window to the side and electric storage heater.

Bathroom having window to the side with suite comprising w.c., bidet, wash basin set into vanity unit and shower cubicle with electric shower, tiled splashbacks and flooring and airing cupboard with hot water cylinder.

Outside: To the front of the property is a path leading to the front door with lawns to the front and side and gate leading to the rear garden with a large patio area, lawn and a range of mature shrubs and trees. To the bottom of the garden is a single driveway and detached garage with up-and-over door.

General Information

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

Tenure: Freehold, vacant possession upon completion.

Services: Mains gas, electricity, water and drainage.

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 Melton Mowbray via Burton Street and continue over the railway bridge into Burton Road. Take the first turning left into Baldocks Lane and the property will be found immediately on the right hand side.

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