



HONEYSUCKLE WAY, MELTON MOWBRAY

Asking Price Of £289,950

Two Bedrooms

Freehold



EXTENDED TO THE REAR

NEFF APPLIANCES

BI-FOLD DOORS

REFITTED SHOWER ROOM

NEWLY FITTED KITCHEN

UTILITY ROOM

TWO DOUBLE BEDROOMS

ELEVATED VIEWS TO THE REAR

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





LARGE EXTENSION TO THE REAR Situated to the South of Melton Mowbray on the popular Kirby fields estate within walking distance of local amenities. Recently extended and renovated to a high standard this well presented bungalow would benefit from early viewing.

The accommodation comprises of a large open-plan lounge dining kitchen area with utility room and WC off, family shower room and two double bedrooms. Off road parking for two cars to the front and a landscaped garden on two levels with elevated views to the rear.

ENTRANCE HALL Entering via a Upvc glazed door into the property with doors off to the bedrooms, shower room and lounge, radiator and carpet flooring.

OPEN PLAN LOUNGE 9' 11" x 19' 8" (3.04m x 6.0m)
Feature fireplace with wood burner effect electric fire, radiator, inset spotlights to the ceiling, carpet flooring and opening through to the dining area and kitchen.

KITCHEN DINING AREA 11' 8" x 16' 2" (3.57m x 4.94m)
Newly fitted kitchen with a good range of high gloss wall and base units with white Granite work surfaces, inset butler sink with mixer tap over, integrated NEFF appliances to include slide and hide oven, plate warmer, combination microwave and fridge freezer. (Electricists have been put in place for kick board heaters and an instant boiling water tap if these should be required.) Ceramic wood effect tiles, continuing through to the dining area with bi-fold doors opening out onto the raised patio with elevated views. Apex ceiling with two Velux windows, inset spotlights and a radiator. Door to the utility room from the kitchen area.

UTILITY ROOM 5' 10" x 2' 11" (1.8m x .9m) Fitted with a wall and base unit with work surface over, stainless steel sink and drainer, space and plumbing for a washing machine and a dishwasher, double glazed window to the side aspect and door to the WC.

CLOAKROOM 4' 5" x 2' 11" (1.37m x .9m) Wall mounted wash hand basin, close coupled WC, LOGIC central heating boiler which has been regularly serviced since being installed five years ago.

SHOWER ROOM 8' 0" x 6' 1" (2.44m x 1.87m) Newly fitted shower room with vanity wash hand basin and wall cabinet, heated towel rail, close coupled WC, double walk in shower cubicle with shower handset and waterfall shower head. Fully tiled wall and flooring, storage cupboard, obscure glazed window and extractor fan.

MASTER BEDROOM 9' 9" x 11' 10" (2.99m x 3.62m)
Currently furnished with a King size bed this good sized double has a double glazed bay window to the front aspect, radiator, carpet flooring and loft access. The loft is partially boarded.

BEDROOM TWO 12' 6" x 8' 1" (3.82m x 2.48m) With double glazed window to the front aspect with radiator and carpet flooring.

OUTSIDE FRONT Off-road parking for two cars with a dwarf wall and panel fence boundary and gate through to the rear garden.

REAR GARDEN The private rear garden has been landscaped into two levels, with a paved patio area with shallow steps leading down to an artificial lawn and decking area, gravel beds, planted borders, garden shed and outside electric socket. Secured by wood panel fencing on all sides.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

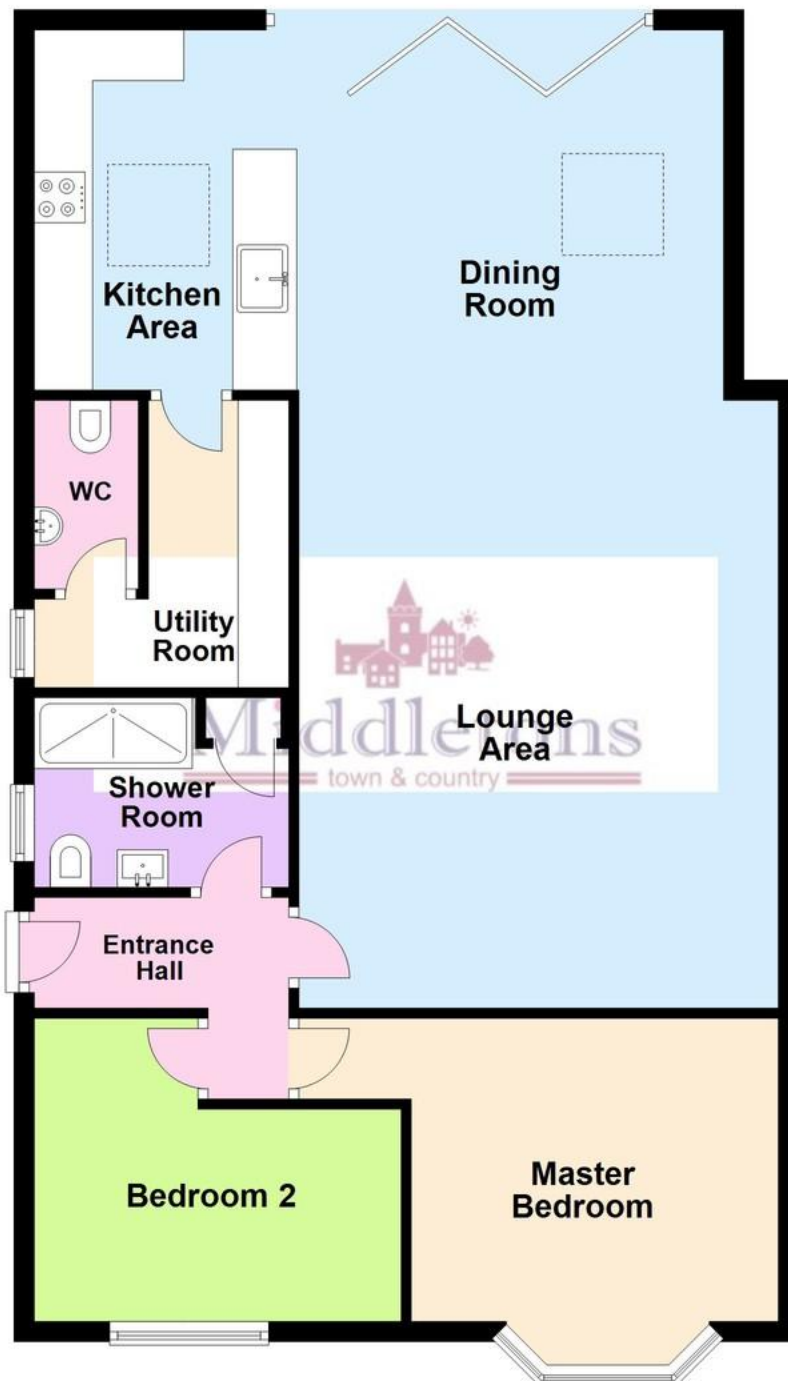
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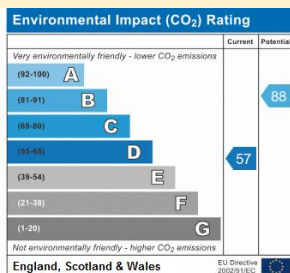
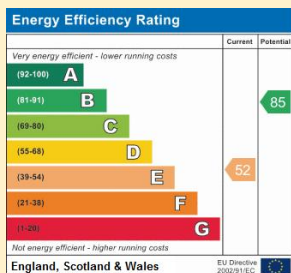




Ground Floor



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Plan produced using PlanUp.



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info@middletons.uk.com

THE PROPERTY OMBUDSMAN
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