



## **PALMERSTON ROAD, MELTON MOWBRAY**

**Asking Price Of £485,000**

**Five Bedrooms**

**Freehold**



**FIVE BEDROOMS**

**ENERGY EFFICIENT RATED A**

**HOME OFFICE**

**GARAGE**

**VERSATILE ACCOMODATION**

**OPEN-PLAN LIVING**

**WORKSHOP**

**SOLAR PANELS**

**COUNCIL TAX BAND D**

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Extended five bedroom detached bungalow situated to the west of Melton Mowbray on a popular residential area within close proximity to the St Marys primary school and local amenities with great commuter links to Nottingham, Newark and Leicester.

Having been extended to the rear the property offers versatile accommodation over two floors. Having an entrance hall, open-plan kitchen, dining and living area, three bedrooms and a family shower room to the ground floor. A further two bedrooms and shower room to the first floor. The property also benefits from off road parking, large rear garden, garage with mechanics pit and WC, home office and workshop. Very energy efficient having an EPC rating of A. The solar benefits come to approximately £5,500 per year.

**ENTRANCE HALL** Entering via a glazed wood door into the entrance hall with stairs rising up to the first floor, inbuilt storage cupboard, under stairs storage, radiator, and laminate wood flooring.

**OPEN PLAN KITCHEN/DINING** 19' 9" x 27' 3" (6.04m narrowing to 4.84m x 8.32m) The extension to the rear has created this spacious open plan kitchen dining living area with underfloor heating throughout, making a great place for entertaining. The kitchen has been fitted with a generous range of wall, base and pantry units with square edge work surfaces, inset stainless steel sink and drainer, space for a Range cooker with extractor hood over, space and plumbing for a dish washer, space for a fridge freezer, breakfast bar with overhead lighting and inset spotlights to the ceiling. Double glazed window and an external door to the side of the property and two sets of french doors from the dining area opening out on to the rear decked seating area. Laminate wood flooring throughout.

**LOUNGE AREA** 13' 7" x 10' 4" (4.15m x 3.16m) A cosy snug living area, having an eco fuel fireplace, alcove housing for a television, vertical radiator, storage cupboards and carpet flooring.

**BEDROOM FIVE** 9' 9" x 9' 10" (2.98m x 3.01m) The smallest of the bedrooms having a double glazed window to the side aspect, laminate wood flooring with underfloor heating.

**FAMILY SHOWER ROOM** 8' 10" x 6' 1" (2.71m x 1.86m) Having a walk in shower enclosure with fixed waterfall shower head and separate riser shower, vanity unit wash hand basin and close coupled WC, heated towel rail, wall mounted towel racks, fully tiled throughout, mirror with light over and an obscure glazed window.

**BEDROOM FOUR** 10' 11" x 11' 9" (3.34m x 3.59m) A good sized double room having a double glazed window to the front aspect, radiator, fitted wardrobes with over bed top boxes and laminate wood flooring.

**BEDROOM TWO** 11' 11" x 11' 8" (3.64m x 3.56m) Another good sized double room having a double glazed window to the front aspect, radiator, laminate wood flooring and door through to the en-suite WC.

**EN SUITE** Having a low flush WC, wall mounted wash hand basin, obscure glazed window, wall mounted cabinet, heated towel rail and tiled floor.

**UPSTAIRS LANDING** Taking the stairs from the entrance hall to the upstairs landing with doors off to;

**WET ROOM** 10' 2" x 4' 11" (3.11m x 1.51m) Modern fully tiled wet room with fixed shower head, wall mounted vanity unit wash hand basin with inset mirror above, inset spotlights and eaves storage cupboard.

**BEDROOM THREE** 13' 9" x 10' 5" (4.21m x 3.19m) Having an obscure glazed Dorma window to the side aspect, fitted wardrobes and drawers, further eaves storage and carpet flooring.

**MASTER BEDROOM** 18' 5" x 11' 8" (5.63m x 3.58m) Spacious master bedroom having two double glazed windows overlooking the rear garden, fitted wardrobes and eaves storage cupboards, radiator, inset spotlights and carpet flooring.

**OUTSIDE FRONT** Dwarf wall and panel fence boundary with single gate and a five bar gate giving access to the tarmac driveway with ample room for up to three vehicles. Double gates give access to the side of the property which could be used for further parking or caravan storage.

**REAR GARDEN** Having a raised decked seating area adjacent to the bungalow, block paving to the side and leading down to the garage and workshop, wooden sleeper steps down to the lawn which has wood panel fencing to the side.

**GARAGE** 19' 3" x 12' 5" (5.87m x 3.79m) The garage has plumbing and space for both a washing machine and tumble dryer under a sink unit with wall mounted units above and a low flush WC in the corner making it a possibility of making an annexe subject to planning regulations. Mechanics pit, double doors and a personal side door in, double glazed side window and solar panels to the roof which the government payment for covers all household utility bills.

**OFFICE** 5' 11" x 12' 0" (1.82m x 3.67m) Located in the back of the garage having internet and phone line and a double glazed window to the side.

**WORKSHOP** 13' 1" x 12' 9" (3.99m x 3.89m) Located at the rear of the garage with power and lighting, sealed concrete floor, vertical radiator and double glazed door and side windows allowing plenty of natural light.

**SOLAR PANELS** The solar panels on this property are owned and the current owner informs us that they generate approx £3200 a year in income. Please ask for further details.

**AGENTS NOTE** We are informed that this property has been extended/alterd. Prospective buyers should ask their legal representative to check that appropriate Building Regulation/Planning Consent has been given. Fixtures and fittings other than those mentioned above to be agreed with the seller. All measurements are approximate and all floor plans are intended as a guide only. The solar panels on this property are owned. Please ask for further details.













Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258  
Plan produced using Planity.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>	92	95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.