

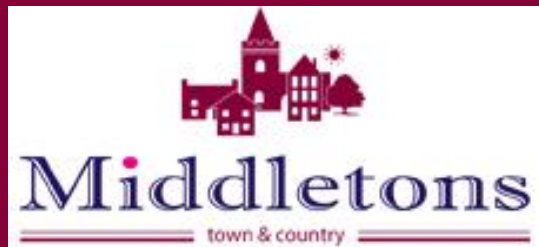


## BEECHWOOD AVENUE, MELTON MOWBRAY

Asking Price Of £350,000

Two Bedrooms

Freehold



**DETACHED BUNGALOW**

**POPULAR RESIDENTIAL AREA**

**TWO DOUBLE BEDROOMS**

**NORTH OF MELTON MOWBRAY**

**DRIVEWAY AND GARAGE**

**LANDSCAPED REAR GARDEN**

**CLOSE TO LOCAL AMENITIES**

**WALKING DISTANCE OF THE COUNTRY  
PARK**

**01664 566258**

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This spacious, detached two bedroom bungalow is situated to the North of Melton Mowbray with ample off road parking, garage and large rear garden. Within walking distance of the Melton Country park, Tesco superstore and Melton town centre with good commuter links to Grantham, the A1 and the A52.

The accommodation on offers comprises of; entrance hall, large lounge, kitchen diner, utility and conservatory. Inner hall to two double bedrooms, one with ensuite shower room and a family bathroom. Outside the property benefits from an extensive block paved driveway, single garage and a large landscaped rear garden.

**ENTRANCE HALL** 15' 4" x 4' 3" (4.68m x 1.32m) Part glazed door into the entrance hall with Karndean flooring, radiator, coats cupboard and doors off to the lounge and dining kitchen.

**LOUNGE DINER** 23' 1" x 14' 0" (7.05m x 4.28m) Spacious and well proportioned lounge having two double glazed windows to the front aspect, one of which is a bay, and further obscure glazed window to the side aspect. Feature fireplace with real flame coal effect gas fire, two radiators, carpet flooring and double doors through to the inner hall. Having ample room for a formal dining table with a glazed serving hatch through to the kitchen for easy serving.

**KITCHEN DINER** 10' 5" x 22' 1" (3.18m x 6.74m) Fitted with contemporary high gloss wall, drawer and base units with marble work surfaces, inset one and a half bowl stainless steel sink with mixer tap over and instant boiling water tap. Integrated appliances to include; BOSCH eye level oven and microwave, BOSCH five ring gas hob with extractor over, Samsung fridge freezer and a dishwasher. Glazed serving hatch to the lounge diner, inset LED lighting and Karndean flooring through to the dining area. The dining area has patio doors through to the conservatory, TV aerial point, radiator and a single light pendant.

**UTILITY ROOM** 4' 2" x 9' 5" (1.28m x 2.88m) Wall and base unit with work surface over, space and plumbing for a washing machine and part glazed door to the rear garden. House alarm panel, Karndean flooring and door to the cloak room.

**CLOAKROOM** Comprising of a low flush WC, wall mounted wash hand basin, radiator and Karndean flooring.

**CONSERVATORY** 11' 5" x 9' 8" (3.5m x 2.95m) Making a great space for entertaining with french doors opening out on to the paved patio of the rear garden. Radiator, laminate flooring and electric points.

**INNER HALL** 14' 4" x 4' 3" (4.38m x 1.32m) Taking the double doors from the lounge to the inner hall with doors off to;

**MASTER BEDROOM** 16' 3" x 12' 2" (4.97m x 3.71m) Spacious double room having a double glazed window to the rear aspect, radiator, TV aerial point, fitted wardrobes, carpet flooring and door through to the ensuite.

**ENSUITE** 6' 3" x 5' 10" (1.91m x 1.8m) Comprising of a vanity unit wash hand basin, shaver point, bidet, low flush WC, shower cubicle and a heated towel rail. Obscure double glazed window, fully tiled walls and vinyl flooring.

**BEDROOM TWO** 10' 11" x 9' 5" (3.35m x 2.89m) Having a double glazed window to the side aspect, radiator, fitted wardrobes and carpet flooring.

**FAMILY BATHROOM** Comprising of a low flush WC, vanity unit wash hand basin, panel bath with spa jets and heated towel rail. Obscure double glazed window, fully tiled walls and Karndean flooring.

**OUTSIDE TO THE FRONT** Block paved driveway leading to the garage, further gravelled parking edged with bricks, landscaped corner planted with shrubs and rockery. Gated access at the side to the rear garden.

**GARAGE** 8' 7" x 16' 0" (2.63m x 4.9m) Single garage with electric door.

**REAR GARDEN** Landscaped with low maintenance in mind this beautifully flat, north facing garden has enough space to capture plenty of sun. Adjacent to the bungalow is a paved patio seating area, outside tap, a central lawn with gravel and paving to the borders, pagoda providing a shaded seating area and a summer house to make the most of the days sun. The boundary is secured with a mixture of hedging and wood fencing. Accessed from the garden is the boiler room which has handy storage space.

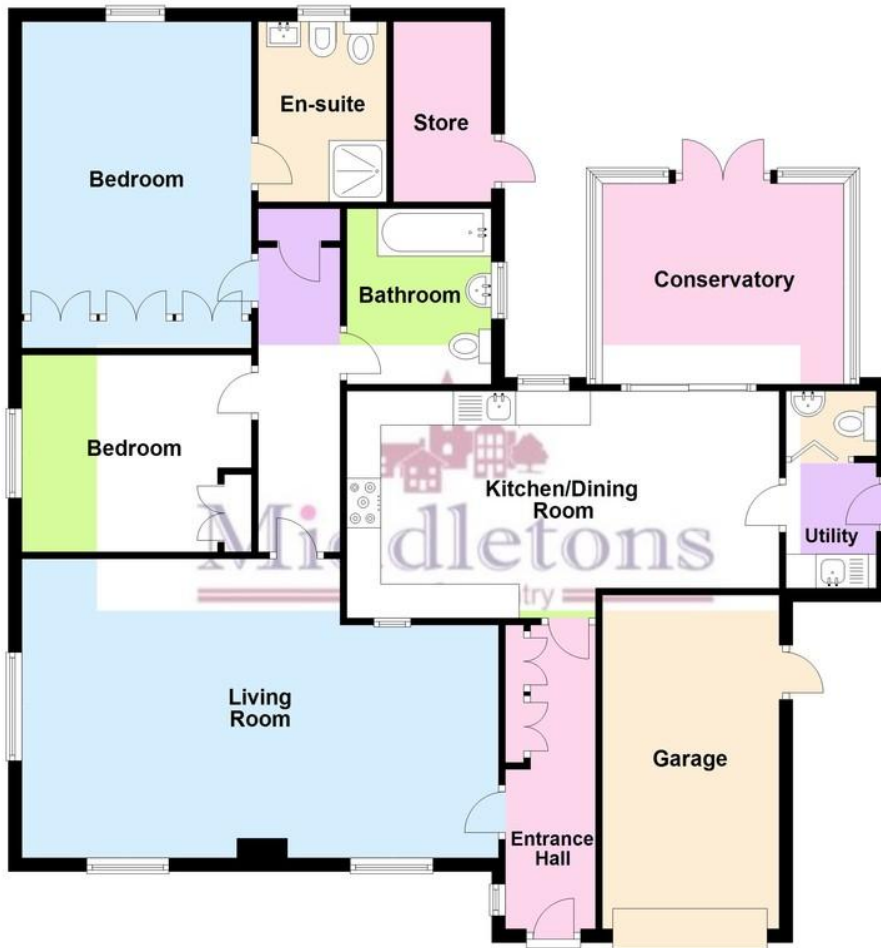
Fixtures and fittings other than those mentioned above to be agreed with the seller. All measurements are approximate and all floor plans are intended as a guide only.



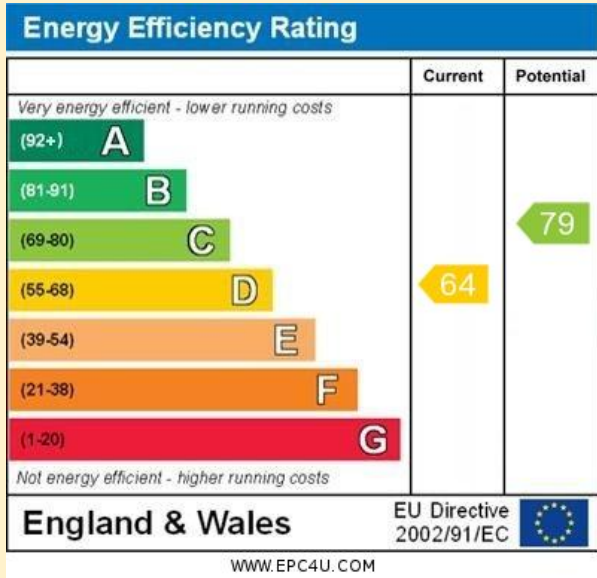




### Ground Floor



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



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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.