

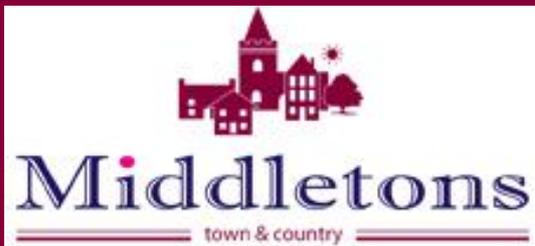


## **EATON COURT, VICARAGE LANE, EATON**

**Asking Price Of £116,500**

**Two Bedrooms**

**Leasehold**



**OVER 55'S**

**ALLOCATED PARKING**

**CONSERVATORY**

**RETIREMENT PROPERTY**

**VILLAGE LOCATION**

**REAR GARDEN**

**VILLAGE AMENITIES**

**TEN MILES FROM MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**





Two bedroom semi-detached bungalow situated in the pretty village of Eaton in the heart of the Vale of Belvoir. The village is situated 10 miles from Grantham and Melton Mowbray.

In need of some modernisation, built for the over 55s the bungalow offers accommodation to comprise of; Entrance Hall, lounge diner, fitted kitchen, conservatory, two bedrooms and a shower room with LPG gas central heating, The property also benefits from one allocated parking space and rear garden. No pets allowed except service dogs.



**ENTRANCE HALL** Double glazed door into the hallway with inbuilt cloaks cupboard and loft access hatch.

**LOUNGE DINER** 14' 8" x 13' 6" (4.48m x 4.14m) Having double glazed square bay window to the front aspect, radiator, feature stone fire stand with television display area to the corner, wall lights, coving and electric storage heater.

**KITCHEN** 14' 1" x 6' 1" (4.31m x 1.86m) Fitted with a range of wall, base and drawer units, square edge work surfaces, inset stainless steel one and a half bowl sink and drainer with mixer tap over, tiled splash backs, integrated electric oven, gas hob (LPG) with extractor over and space and plumbing for a washing machine. Wall mounted Worcester central heating boiler, double glazed window and part glazed door through to the conservatory.

**CONSERVATORY** 11' 3" x 7' 4" (3.45m x 2.26m) Dwarf wall base with double glazed UPVC upper with french doors opening out onto the garden.

**MASTER BEDROOM** 9' 1" x 11' 8" (2.78m x 3.58m) Having a double glazed window to the side aspect, electric storage heater, built in wardrobes and carpet flooring.

**BEDROOM TWO** 8' 9" x 7' 6" (2.68m x 2.3m) Having a double glazed window to the side aspect, radiator and carpet flooring.

**SHOWER ROOM** 5' 4" x 8' 8" (1.64m x 2.66m) Comprising

of a double shower cubicle, pedestal wash hand basin, low flush WC, electric storage heater, obscure double glazed window, part tiled walls and tiled floor.

**OUTSIDE SPACE** The bungalow benefits from one allocated parking space in the carpark adjacent to the bungalows. To the front of the property there are communal grounds and footpaths and a small garden area. There is a private paved rear garden with shrub beds and conifer hedges and a shared footpath leads to the side and rear with access for adjoining properties.

**LEASE INFORMATION** The property is leasehold. Lease 125 years from 1989, Service charge - £73.67 per month inclusive of the £10 ground rent per annum including buildings insurance and garden maintenance. Please note that any services, heating, systems or appliances have not been tested, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned above to be agreed with the seller.

**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



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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

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