



 SPREY
PROPERTY

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Dorset Drive, Melton Mowbray
Offers In Excess Of £430,000





This fabulous three-bedroom bungalow offers unrivalled uninterrupted countryside views and offers over 1300 square feet of single storey living accommodation. Externally there is a double garage and driveway and an enviable south facing wraparound garden. Located on a quiet cul-de-sac off Norfolk Drive, this property combines single storey living with fabulous views and an abundance of natural light and stunning outside space. Sitting on a plot size of just under 1/4 acre, the property offers an entrance hall, a good-sized kitchen with a range of wall and base units and integrated appliances and a separate utility/sunroom, living and dining room. The conservatory offers a separate living space and a quiet area to enjoy the surroundings. The principal bedroom offers a separate dressing area and built in wardrobes there are also two further bedrooms. The good sized bathroom is fully equipped with a panel bath with mixer tap and shower attachment, independent shower over the bath, a vanity unit, wash hand basin, WC, heated towel rail. Outside the substantial garden space is mainly laid to lawn, with paved patio areas, vegetable beds, greenhouse, shed, raised gravel and flower beds.

Tenure: Freehold
All Mains Services
Council Tax: D





ENTRANCE HALL

KITCHEN 3.45m x 3.38m (11'4" x 11'1")

UTILITY 3.45m x 2.33m (11'4" x 7'8")

LIVING ROOM 2.76m x 6.57m (9'1" x 21'7")

CONSERVATORY 2.93m x 3.59m (9'7" x 11'9")

BEDROOM ONE 3.83m x 3.11m (12'7" x 10'3")

DRESSING ROOM 3.83m x 2.10m (12'7" x 6'11")

BEDROOM TWO 2.98m x 3.36m (9'9" x 11')

BEDROOM THREE 2.62m x 2.14m (8'7" x 7')

BATHROOM

DOUBLE GARAGE 5.02m x 4.64m (16'6" x 15'3")





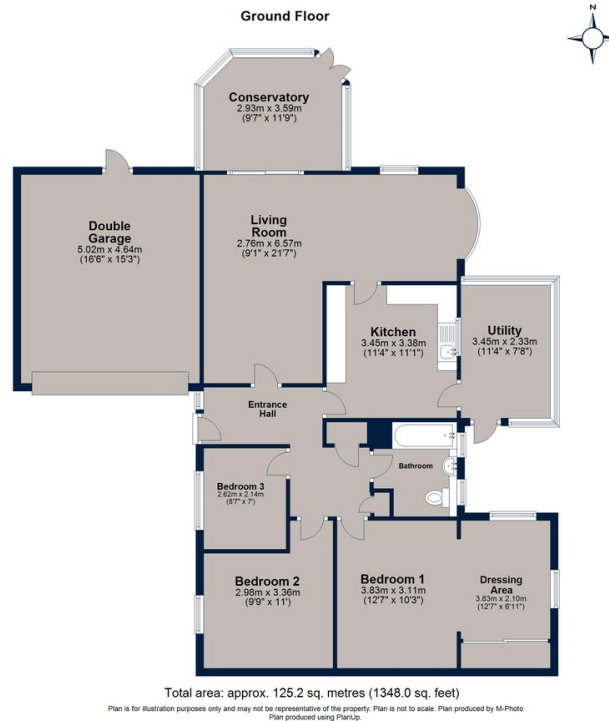


IMPORTANT INFORMATION Property Misdescriptions Act 1991 Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide

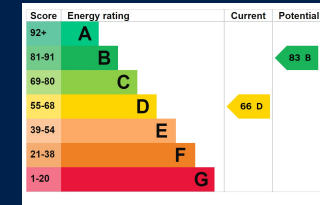




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements