



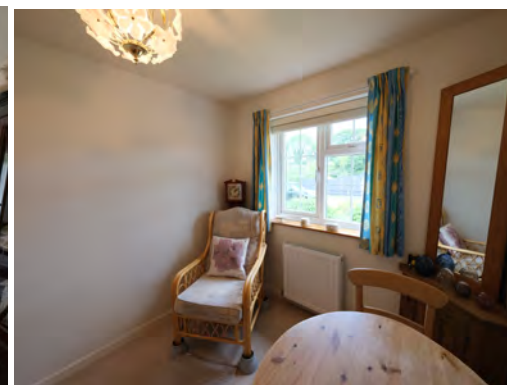
Middle Lane, Nether Broughton

This spacious three bedroom detached bungalow is set back from a quiet road in the heart of Nether Broughton and occupies a spacious wrap around plot.



FEATURES

- Detached Bungalow In A Village Location
- Spacious Wrap Around Plot
- Open Plan Lounge / Dining Room
- Two Reception Rooms
- Three Generous Bedrooms
- Low Maintenance Landscaped Gardens
- Extensive Parking and Garage



Upon entering through the front door, you are welcomed by a spacious entrance hall. To the right is the fantastically proportioned lounge/dining room with patio doors leading to the garden. To the front of the room is a bay window, flooding the room with light.

French doors lead you from the lounge/dining room and through to the spacious conservatory which boasts carpeted flooring, a T.V point, electric sockets, a ceiling fan and dual radiators meaning that this room can be used year round. Patio doors lead you out onto the wrap around garden beyond.

To the left of the lounge/dining room is the kitchen which is fitted with a range of high gloss wall, base and drawer units, roll edge work surfaces, T.V point, two and a half bowl sink and space/ plumbing for a washing machine. Integrated appliances include; Bosch eye level double oven, electric hob with extractor hood, dishwasher, fridge and freezer. There is also a door that leads you out onto the landscaped garden beyond.

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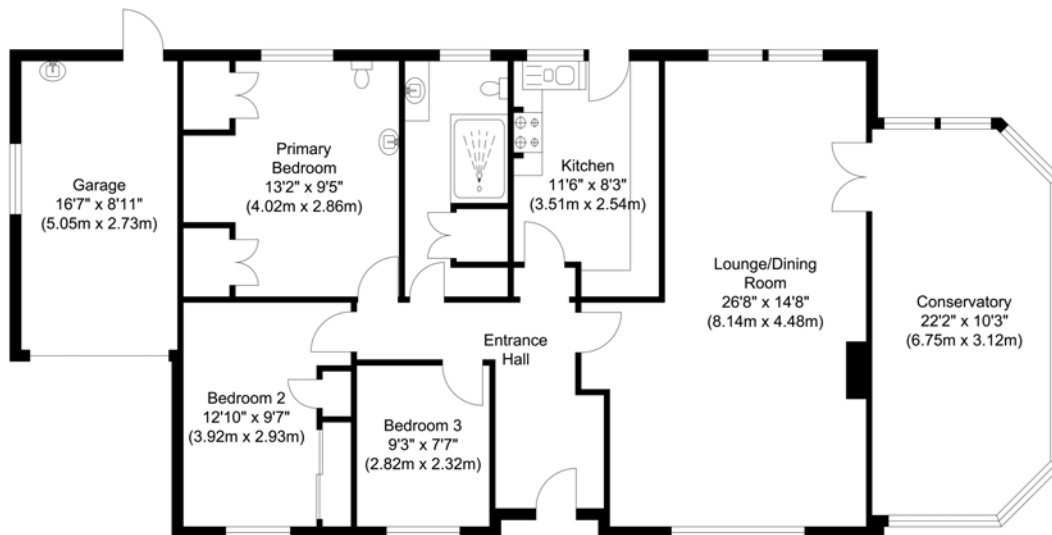


The bungalow boasts two spacious double bedrooms as well as a third, single bedroom which is currently used as a further reception room. The master bedroom features a window to the rear aspect, radiator, fitted wardrobes with over bed storage, bidet toilet and wash hand basin as well as another T.V point.

The second bedroom features a window to the front aspect, radiator, fitted sliding wardrobes as well as a further T.V point.

Bedroom three also offers a window to the front aspect, a radiator and T.V point.

All three bedrooms are serviced by a family shower room which comprises a double walk-in shower cubicle with electric shower, vanity unit wash hand basin, low flush WC and a towel rail over the radiator. the room also features an obscured glazed window, 3x storage cupboard and tiling to the walls and floor.



Ground Floor
Approximate Floor Area
1416.20 sq. ft
(131.57 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Externally the property boasts a block paved driveway providing ample off road parking for multiple cars leading to the garage and continuing around the front of the property providing a seating area adjacent to the formal lawn. The garage features an electric up and over door, lighting, power sockets, sink with hot and cold water, wall cupboards, shelving and the wall mounted gas boiler. The ceiling is boarded for storage. There is access to the rear garden along the side of the garage.

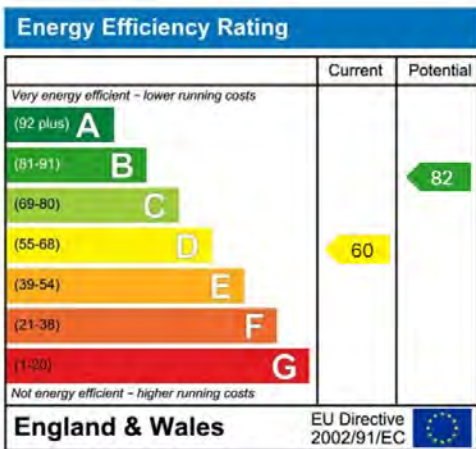


The gardens have been landscaped for low maintenance at the rear with block paving, paving slabs and gravel beds with shrubs, greenhouse and garden shed. Formal lawns to the side garden having well established shrub and flower borders and a paved seating area. The garden also benefits from outdoor plug sockets and dual taps.

Nether Broughton is a well-regarded village set in the unspoilt rolling countryside on the edge of the Vale of Belvoir, approximately five miles from the market town of Melton Mowbray and equidistant between Leicester and Nottingham. Direct access to London is available from both Leicester and Loughborough stations. The village itself offers amenities including The Parish Church of St Mary dating from the 13th Century, a traditional family run village pub, The Anchor, a thriving Village Hall and in the neighbouring village of Old Dalby is a Primary School. Located in the next door village of Upper Broughton is the highly popular Tap and Run pub. The village is situated on the edge of the renowned Vale of Belvoir well known for its unspoilt villages and numerous country walks/pursuits.



EPC RATING



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