



Melroy Meeting House Lane, South  
Leverton, DN22 0BS



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# £375,000

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This spacious detached bungalow offers an impressive combination of comfort and versatility, situated within a sought after and tranquil setting. Designed with practicality in mind, the property features three well-proportioned bedrooms, providing ample space for family living or visiting guests. The main bedroom benefits from an ensuite, in addition to a separate family bathroom, ensuring convenience for all residents.







The interior layout comprises two public rooms, including a generous lounge that creates a welcoming environment for both relaxation and entertaining. The kitchen diner offers a pleasant setting for everyday meals or more formal occasions. Gas central heating serves the entire property, contributing to efficiency and comfort throughout the year.

Enhancing its appeal further, the bungalow enjoys a spacious and enclosed private garden, ideal for a variety of outdoor activities and moments of quiet repose. The attached driveway provides convenient off-street parking. This property is offered on a freehold basis, delivering security and peace of mind for long-term ownership. EPC rating is B.

Local area

South Leverton, Nottinghamshire, is a semi-rural village renowned for its peaceful environment and attractive landscapes. Its position affords residents the benefits of village life whilst retaining access to local amenities and transport links. The area is favoured for its sense of community and picturesque surroundings, making it a desirable location for those seeking a blend of rural charm and connectivity.

#### Kitchen Diner 4.69m x 9.63m (15'5" x 31'7")

The Kitchen Diner is a fantastic family space featuring floor and wall cabinets with a central

island. It includes a sink with drainer, mixer tap, and single bowl, integrated dishwasher, and plumbing/space for a large American style fridge freezer and a range style cooker. Double glazed windows face the rear aspect. The room benefits from two double panel radiators, a TV point, and stunning tiled flooring with underfloor heating. French doors lead out to the front lawn.

#### Utility Area 2.46m x 2.52m (8'1" x 8'4")

The Utility Area is conveniently located with a UPVC door and glazed window leading to the right aspect. It contains floor and wall cupboards, the boiler, and space/plumbing for a freestanding fridge freezer and washing machine, along with a sink with mixer tap.

#### Lounge 6.86m x 3.47m (22'6" x 11'5")

The Lounge is a cosy main space featuring a charming fireplace with surround and a multi-fuel burner. This room is carpeted throughout, includes a double panel radiator, and has a large double glazed window to the left aspect, complete with a TV point.

#### Bedroom One 3.82m x 3.34m (12'6" x 11'0")

Bedroom One is the generous master bedroom with a double glazed window to the left aspect, single panel radiator, fitted storage, and carpeted flooring.

#### Bedroom Two 2.9m x 3.47m (9'6" x 11'5")

Bedroom Two features a double glazed window to the right aspect, double panel radiator, and TV point. It benefits from an Ensuite Bathroom fitted with a quadrant shower cubicle including a wall-mounted electric shower unit and showerhead, dual flush WC, and a wash handbasin on a vanity unit. This room also includes a double glazed window to the right aspect and a single panel radiator.









## Ensuite

Quadrant shower with electric wall mounted shower controls and showerhead, dual flush W.C. single panel radiator, wash hand basin on vanity unit, double glazed obscured glass window.

## Conservatory 3.73m x 3.75m (12'2" x 12'4")

A lovely addition to the property is the Conservatory, which is double glazed to three aspects with French doors leading out to the patio. The flooring is a stylish parquet style and includes power and lighting.

## Bedroom Three 2.21m x 2.38m (7'4" x 7'10")

Bedroom Three includes a double glazed window to the right aspect, single panel radiator, and carpeted flooring.

## Bathroom 2.35m x 2.37m (7'8" x 7'10")

The Main Bathroom comprises a panel bath, WC with dual flush, a shower cubicle with a wall-mounted showerhead, and a wash basin on a vanity unit with a mixer tap. This room benefits from a double glazed window, radiator and a heated towel rail.

## Gardens and Grounds

There is ample driveway space for multiple cars. The Gardens are private and secluded, surrounding the property on four sides. Features include well-maintained borders and areas laid to lawn. Practical outside storage includes a large workshop/shed on a hardstanding.





## Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

## Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.







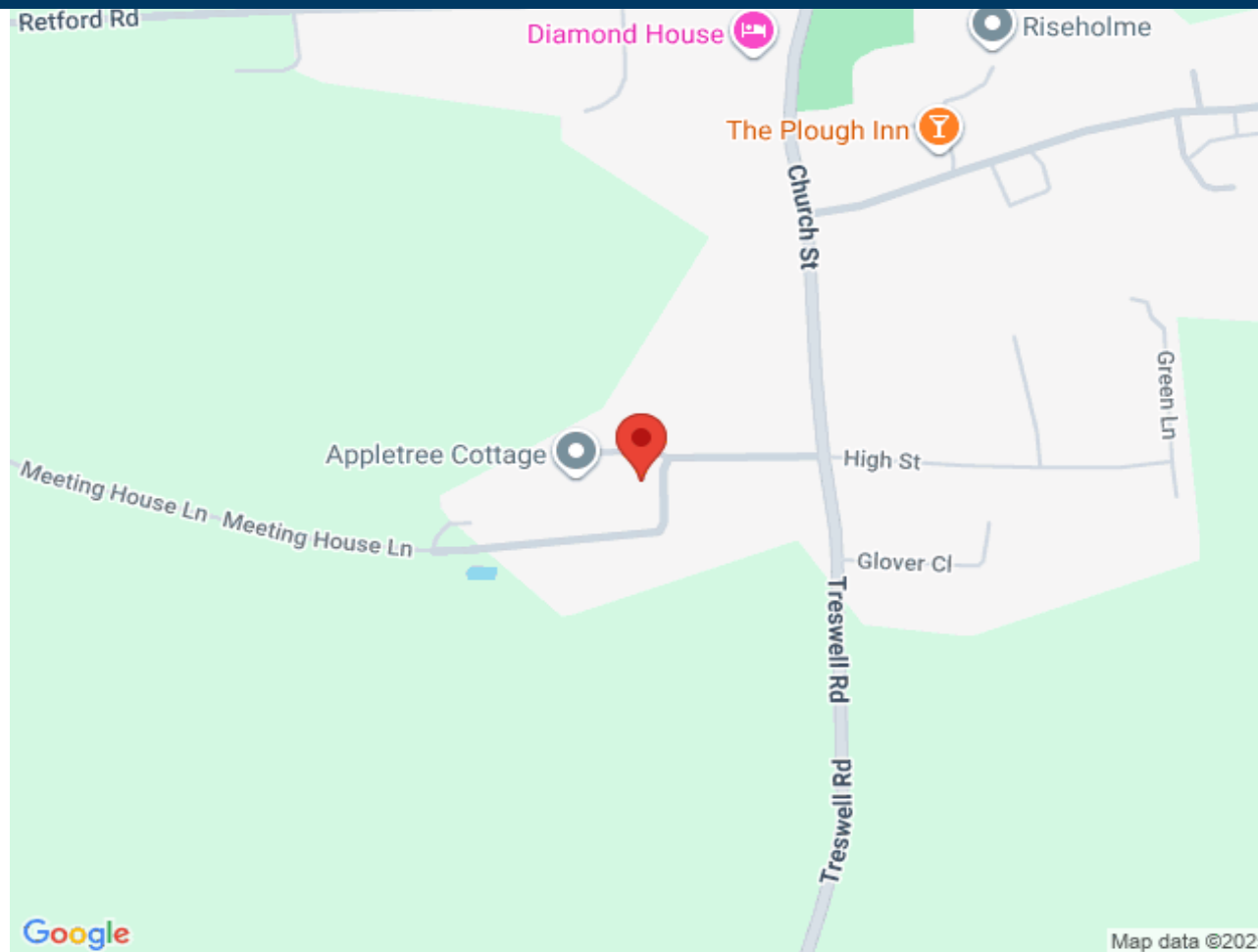
### Ground Floor

Approx. 135.8 sq. metres (1462.0 sq. feet)



Total area: approx. 135.8 sq. metres (1462.0 sq. feet)





Score	Energy rating	Current	Potential
92+	<b>A</b>		101 A
81-91	<b>B</b>	91 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>		