



## WYMONDHAM, MELTON MOWBRAY

Asking Price Of £800,000

Three Bedrooms

Freehold



**DETACHED BUNGALOW**

**TOTAL PLOT APPROX 2.11 ACRES**

**EN-SUITE TO MASTER BEDROOM**

**CHAIN FREE**

**1.4 ACRE Paddock AND STABLING**

**DRIVEWAY AND GARAGE**

**VILLAGE LOCATION**

**SIX MILES FROM MELTON MOWBRAY**

**01664 566258**

**[info@middletons.uk.com](mailto:info@middletons.uk.com)**









Detached three bedroom bungalow occupying a large plot with stabling and a separate paddock of approximately 1.4 acres. Situated in the village of Wymondham with ample amenities to include primary school, post office and shop, the Berkeley Arms public house and the old windmill which is a popular tourist attraction. Approximately 8 miles from Melton Mowbray and 6 miles to the A1.

The accommodation in brief comprises of; entrance hall, boot room, lounge, snug, kitchen, utility room, dining room, bathroom and three good sized double bedrooms, ensuite to the master. Outside the property benefits from generous off road parking, garage, large gardens, stables, feed room and approximately 1.4 acre paddock.



ENTRANCE HALL

Part glazed hard wood door into the entrance hall, radiator and carpet flooring.

KITCHEN/BREAKFAST ROOM

11' 4" x 16' 0" (3.46m x 4.88m)

Fitted with a good range of wall base and drawer units, square edge work surfaces, tiled splash backs, one and a half bowl sink and drainer with mixer tap over, integrated dishwasher, eye level electric double oven, electric hob with extractor over. Double glazed window over looking the rear aspect, uPVC door to the garden, radiator, tiled flooring and TV aerial point.

UTILITY ROOM

9' 4" x 10' 5" (2.85m x 3.18m)

Fitted with wall and base units, space and plumbing for a washing machine, space for an undercounter fridge, stainless steel sink and drainer, wall mounted boiler, tiled flooring and door out to the side garden.

LOUNGE

11' 10" x 22' 10" (3.61m x 6.97m)

Nicely proportioned room having a dual aspect double glazed windows, one being a bay looking over the garden, feature fireplace with electric fire, TV aerial point, two radiators and carpet flooring.

SNUG

11' 10" x 12' 2" (3.61m x 3.71m)

Having sliding doors to the patio, feature fireplace with electric fire, radiator, TV aerial point and carpet flooring.

OFFICE

12' 5" x 9' 8" (3.79m x 2.96m)

Skylight allowing plenty of natural light, radiator and a mixture of wood and carpet flooring.

DINING ROOM

12' 0" x 9' 10" (3.67m x 3.02m)

Window to side

BOOT ROOM

7' 3" x 6' 9" (2.22m x 2.07m)

Having a stable door to the rear garden, double glazed window to the side and tiled floor.

MASTER BEDROOM

20' 11" x 11' 1" (6.4m x 3.39m)

Spacious master having a double glazed window to the dressing area, fitted wardrobe, bedside cabinets and top boxes, radiator, carpet flooring and door to ensuite.

ENSUITE

5' 1" x 7' 2" (1.57m x 2.2m)

Comprising of a pedestal wash hand basin, low flush WC, corner shower cubicle with Mira shower, radiator, carpet flooring and an obscure glazed window.

BEDROOM TWO

12' 7" x 9' 5" (3.85m x 2.89m)

Having a double glazed window, built in cupboard and a built in wardrobe, radiator and carpet flooring.

BATHROOM

7' 10" x 10' 4" (2.4m x 3.16m)

Comprising of a panel bath, pedestal wash hand basin, low flush WC, bidet, walk in shower with powershower, radiator, fully tiled walls and flooring, airing cupboard and an obscure glazed window.

BEDROOM THREE

10' 5" x 11' 10" (3.2m x 3.62m)

Having a double glazed window, radiator, built in wardrobe and carpet flooring.

OUTSIDE TO THE FRONT

Gated gravel driveway with ample off road parking, double garage and workshop, lawns to each side with mature shrubs, gate to the side of the property.

REAR GARDEN

Extensive wrap around garden of formal lawn with mature shrubs, trees and hedging, patio area to the rear of the bungalow, outside tap, continuation of the gravel driveway to the detached stable block.

DOUBLE GARAGE

18' 9" x 16' 1" (5.72m x 4.91m)

Having electric door, power and light connected and personnel door.

WORKSHOP

6' 8" x 18' 9" (2.05m x 5.73m)

Having double doors, power and light connected, ladders to storage rafters.

STABLES AND FEED STORE

Brick built stables and feed store, water and electric, storage sheds and potting shed.

PADDOCK

Approximately 1.4 acres of grazing land with post and rail fencing.

USEFUL INFORMATION

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. All measurements are approximate and all floor plans are intended as a guide only.

IMPORTANT INFORMATION

A 30% uplift value over 30 years on any of the land, but permission is granted for 1 dwelling to be built to the side of the bungalow only, subject to planning permission, without incurring an overage.

FULL BROCHURE

A full brochure for this property is available on the Middletons website.













## 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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.