



ABINGDON ROAD, MELTON MOWBRAY

Asking Price Of £375,000

Three Bedrooms

Freehold



DETACHED BUNGALOW

PLANNING GRANTED 23/00278/FUL

CHAIN FREE

LOCAL AMENITIES NEARBY

PLUS PLOT WITH PLANNING

DRIVEWAY AND GARAGE

TUCKED AWAY POSITION

WEST SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND E

01664 566258

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****PLANNING PERMISSION GRANTED FOR SECOND BUNGALOW**** Three bedroom detached bungalow occupying a generous plot which has full planning permission to add a further detached two bedroom bungalow with a garage. Would suit a multi generation family who want to stay close by but have their own space. Situated to the North of Melton Mowbray on a popular residential area. Within walking distance of local schools and amenities and ideally situated for commuting to Nottingham, Newark and Leicester



The accommodation on offer comprises of; glazed porch, spacious entrance hall, lounge, large dining kitchen, three bedrooms, bathroom and WC. Outside the property benefits from ample off road parking, garage with a sun room to the rear and generous gardens.

PORCH Glazed porch with sliding doors into the entrance hall.

ENTRANCE HALL Spacious entrance hall having a built in storage cupboard, airing cupboard, radiator and carpet flooring.

KITCHEN 13' 10" x 16' 3" (4.24m x 4.96m) Fitted with wall and base units, roll edge work surfaces, stainless steel twin sink drainer unit, tiled splash backs, space and plumbing for a washing machine, space for an under counter fridge, eye level double oven and a gas hob. Dual aspect windows flood the room with light, radiator, central heating boiler and external door to the garden.

LOUNGE 16' 7" x 14' 2" (5.08m x 4.33m) A nicely proportioned room having a window and patio doors to the garden, radiator, feature fireplace with gas fire and carpet flooring.

MASTER BEDROOM 11' 11" x 14' 2" (3.65m x 4.32m) Having dual aspect windows to the side and rear of the property, radiator and carpet flooring.

BEDROOM TWO 13' 5" x 11' 1" (4.09m x 3.38m) Having dual aspect windows to the side and rear of the property, radiator and carpet flooring.

BEDROOM THREE 8' 11" x 10' 9" (2.72m x 3.29m) Having a window to the rear aspect, fitted storage unit and desk, fitted mirrored wardrobe, radiator and carpet flooring.

WC 2' 7" x 9' 0" (0.81m x 2.76m) Located next to the bathroom comprising a low flush WC, vanity unit wash hand basin, obscure glazed window, tiled walls and flooring.

BATHROOM 6' 5" x 9' 2" (1.96m x 2.8m) Comprising a panel bath, pedestal wash hand basin, shower cubicle and a heated towel radiator. Obscure glazed window, tiled walls and flooring.

UTILITY ROOM Detached brick built utility room to the side of the property having space and plumbing for a washing machine.

GARAGE 9' 1" x 37' 5" (2.78m x 11.42m) Having an electric door, power, lighting and water connected, sliding door into the sun room.

SUN ROOM Having french doors and glazed side panels opening out onto the garden, a further window to the side, wood paneling to the ceiling and carpet tiles.

AGENTS NOTES 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.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

PLANNING PERMISSION There is currently planning permission for a two bedroomed bungalow. Plans can be viewed on the Melton Borough Council website. Copy the following link into a search engine to view the documents.
pa.melton.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RS18RUKOMYR00







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) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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 and 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.