

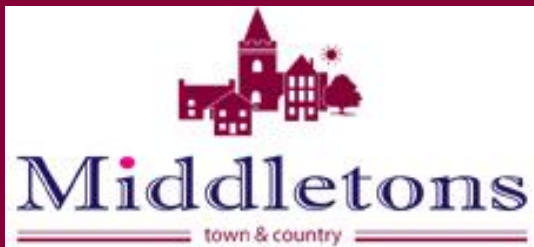


## ELWELL GROVE, WALTHAM ON THE WOLDS

Asking Price Of £365,000

Three Bedrooms

Freehold



DETACHED HOUSE

DRIVEWAY AND GARAGE

ENSUITES TO BEDROOMS

VILLAGE WITH AMENITIES

NHBC WARRANTY

DOWNSTAIRS SHOWER ROOM

CLOSE TO LOCAL SCHOOLS

GOOD COMMUTER LINKS

COUNCIL TAX BAND E

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Detached modern two/three bedroom Dorma bungalow, built by Bellway homes and still within its 10 year NHBC warranty is situated in the popular village of Waltham on the Wolds. Ideally placed for access to Melton Mowbray, Nottingham and Grantham with rail links to London Kings cross. The village benefits from a primary school, a school bus service to the Belvoir high school, public house, shop/post office, delicatessen and a medical practice.



The accommodation on offer comprises of; entrance hall, lounge, shower room, study/bedroom and a spacious dining kitchen to the ground floor. Two double bedrooms, one with an ensuite shower room and one with a dressing area and ensuite bathroom. Outside the property benefits from a driveway, garage and a landscaped rear garden. The property has Calor gas heating throughout, from an underground canister serving the development.

**ENTRANCE HALL** Composite door into the entrance hall having stairs rising to the first floor, under stair cloaks cupboard, radiator, Amtico flooring and doors off to;

**LOUNGE** 10' 11" x 14' 9" (3.33m x 4.5m) Having a window to the front aspect, radiator, TV and telephone points, heating thermostat and carpet flooring.

**STUDY/BEDROOM THREE** 10' 10" x 8' 4" (3.32m x 2.55m) Currently used as a study this room could also lend itself to being a third bedroom, having a window to the front aspect, radiator, TV point, fuse box and carpet flooring.

**SHOWER ROOM** 6' 2" x 6' 6" (1.89m x 2m) Comprising of a shower cubicle, low flush WC, vanity unit wash hand basin, radiator, Amtico flooring and extractor fan.

**KITCHEN/DINER** 9' 6" x 29' 1" (2.9m x 8.88m) Spacious kitchen diner having patio doors opening out onto the rear garden making a great space to entertain. The kitchen has been fitted with a range of Symphony wall, base and drawer units with return work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated Zanussi appliances include an eye level double fan oven and grill, gas hob with extractor hood over, washing machine, space and plumbing for dishwasher, fridge freezer. Two windows over looking the rear garden, two radiators, inset spot lights, concealed Ideal Logic central heating boiler and Amtico flooring throughout.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having doors off to;

**MASTER BEDROOM** 10' 7" x 11' 1" (3.25m x 3.38m) Having a Dormer window to the front aspect, two radiators, carpet flooring and doors to the dressing room and ensuite bathroom.

**DRESSING ROOM** 4' 10" x 7' 11" (1.48m x 2.42m) Having a Velux window, carpet flooring and radiator.

**ENSUITE BATHROOM** 9' 4" x 5' 6" (2.85m x 1.68m) Comprising of a panel bath with shower riser over and folding shower screen, low flush WC, pedestal wash hand basin, radiator, Velux window, cushioned vinyl flooring and extractor fan.

**BEDROOM TWO** 10' 8" x 14' 3" (3.26m x 4.36m) Having a Dormer window to the front aspect, two radiators, fitted double wardrobe, carpet flooring and door to the ensuite shower room.

**ENSUITE SHOWER ROOM** 4' 10" x 11' 2" (1.48m x 3.42m) Comprising of a shower cubicle, pedestal wash hand basin, low flush WC, radiator, Velux window, cushioned vinyl flooring and extractor fan.

**FRONT ASPECT** Having lawns with pretty flower and shrub borders with a central pathway to the front door, tarmac driveway proving ample off road parking leading to the detached garage, side gate to the rear garden.

**GARAGE** 10' 2" x 19' 8" (3.1m x 6m) Having an electric up and over door, power and light connected, personnel door to the garden.

**REAR GARDEN** Having a paved patio adjacent to the bungalow and extending along the side of the garage providing a seating area with a wooden pagola, garden tap, formal lawn, flower and shrub borders and wood panel fencing securing the borders.

**AGENTS NOTE** 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.







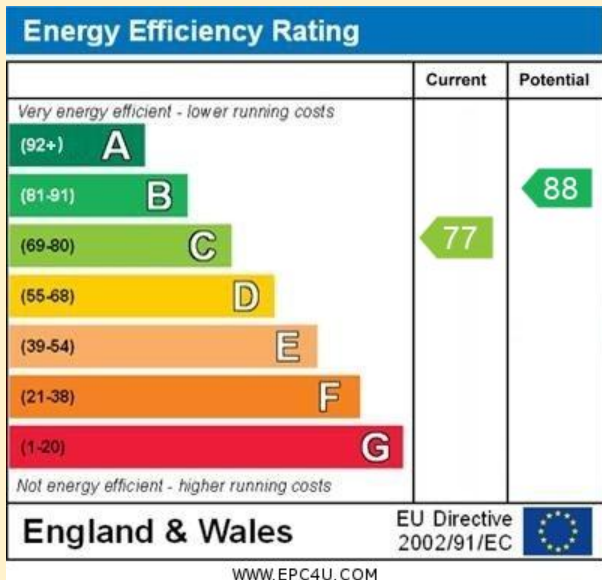
### Ground Floor



### First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.



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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.