



CHURCH STREET, SCALFORD

Asking Price Of £425,000

Three Bedrooms

Freehold



LINK DETACHED BUNGALOW

SECURE CARAVAN STORAGE

HOME OFFICE AND WORKSHOP

CHAIN FREE

AMPLE OFF ROAD PARKING

LOW MAINTENANCE GARDEN

VILLAGE LOCATION

NORTH OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Offered with no upward chain, three bedroom link detached bungalow situated in the heart of the delightful village of Scaford, located approximately three miles North of Melton Mowbray.

The accommodation on offer comprises of; porch, home office, entrance hall, kitchen diner, lounge, conservatory, three bedrooms and a family bathroom. Outside the property benefits from ample off road parking, secure caravan/motor home storage, timber workshop and a low maintenance rear garden. There is planning permission in place to extend the bungalow, planning granted on the 16.03.2022.



PORCH Part glazed door into the porch having tiled flooring, door to the home office and a full glazed door to the entrance hallway.

HOME OFFICE 8' 0" x 14' 9" (2.44m x 4.50m) Converted from the original garage, a good sized office space having dual aspect windows, fitted storage unit, radiator and carpet flooring.

ENTRANCE HALL Having an airing cupboard, radiator, carpet flooring and doors off to;

KITCHEN 15' 3" x 11' 5" (4.65m x 3.48m) Fitted with a modern range of wall, base and drawer units with solid wood work surfaces over, one and a half bowl ceramic sink with mixer tap over, plumbing for a washing machine, integrated dish washer and microwave, Range master oven with induction hob and extractor hood over. Having a window to the front aspect, LED lighting and laminate wood flooring continuing through to the dining room.

DINING ROOM 7' 11" x 13' 1" (2.42m x 4.00m) Having a window and external door to the rear garden, radiator and external door to the front. The dining room attached to the neighbouring property.

LOUNGE 18' 6" x 13' 10" (5.65m x 4.24m) Having French doors opening out onto the rear garden and into the conservatory, radiator, feature open-fireplace and carpet flooring.

CONSERVATORY 10' 2" x 16' 10" (3.10m x 5.15m) Having patio doors to the rear garden, pitched ceiling with lighting, vertical radiator, carpet flooring and external door to the rear.

BATHROOM 9' 5" x 8' 9" (2.89m x 2.69m) Fitted with a contemporary four piece suite comprising of a vanity unit wash hand basin, close coupled push button WC, heated towel rail, double ended panel bath and a separate shower cubicle. Obscure glazed windows, LED lighting, tiled walls and flooring.

BEDROOM ONE 11' 5" x 11' 1" (3.48m x 3.4m) Having a window to the side aspect, radiator, fitted wardrobes and carpet flooring.

BEDROOM TWO 11' 9" x 10' 3" (3.59m x 3.14m) Having a window to the rear aspect, radiator, carpet flooring, fitted wardrobes and top boxes.

BEDROOM THREE 11' 4" x 12' 8" (3.46m x 3.87m reducing to 2.69m) Having a window to the rear aspect, radiator and carpet flooring.

FRONT ASPECT Tarmac driveway to the front providing off road parking with secure caravan/motor home storage to the side, gate to the block paved front courtyard having a garden tap and electrical sockets. Having double metal gates to the front of the caravan storage with oil tank to the rear.

REAR GARDEN Landscaped for easy maintenance having patio paving adjacent to the property, electric points, astro turf with decorative block paved circular seating area, stepping stone pathway to a sun house and gated access to the timber workshop.

TIMBER WORKSHOP 20' x 8' (6.1m x 2.44m) A great space for home working being fully insulated with power and lighting connected.

PLANNING APPLICATION REF 21/00786/FULHH
Plans can be viewed at the Melton Borough Council.
pa.melton.gov.uk/online-applications/applicationDetails.do?keyVal=QVMGZMKO0GX00&activeTab=summary Copy this link into a search engine to view the documents.
Planning granted on the 16.03.2022.

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.

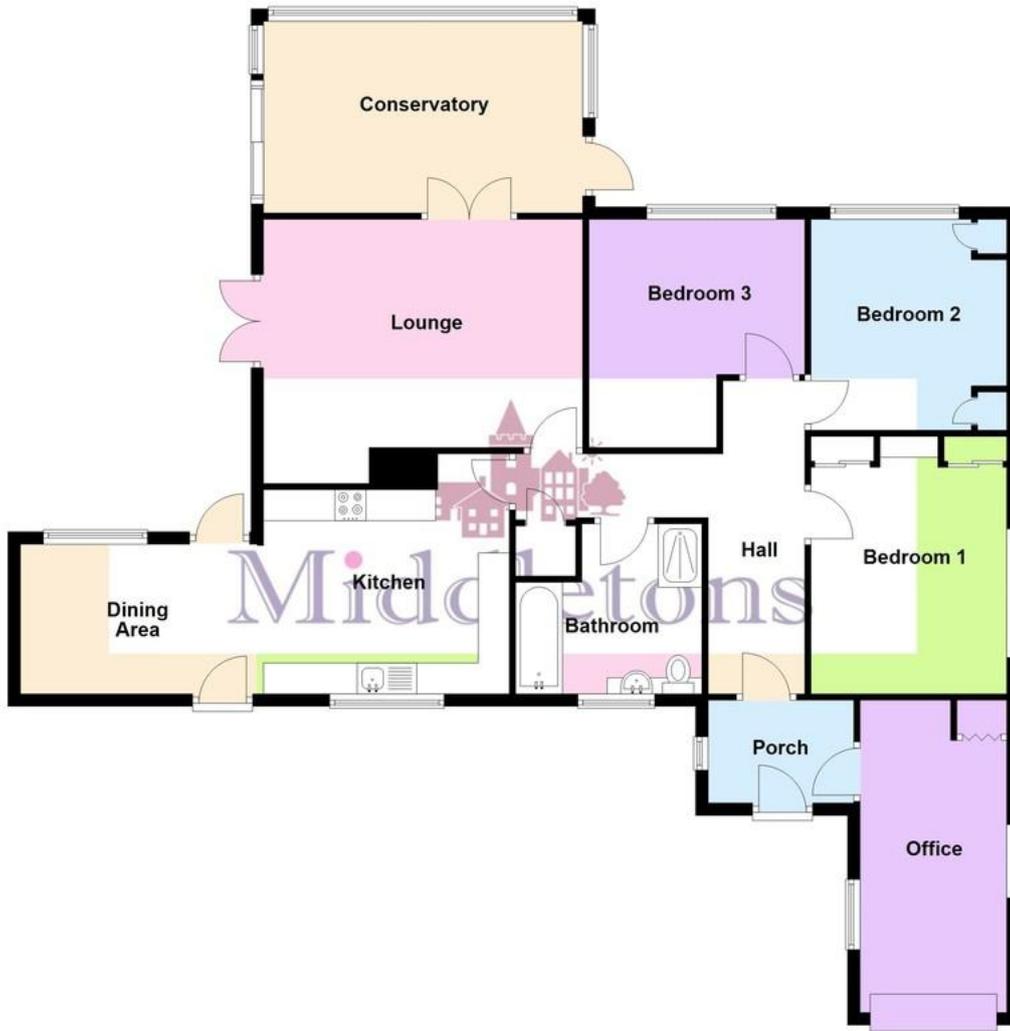
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Ground Floor



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		
(69-80)	C		72
(55-68)	D		
(39-54)	E	46	
(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.