



ELGIN DRIVE, MELTON MOWBRAY

Asking Price Of £235,000

Two Bedrooms

Freehold



SEMI-DETACHED BUNGALOW

TWO BEDROOMS

LOW MAINTENANCE REAR GARDEN

NORTH SIDE OF MELTON MOWBRAY

CHAIN FREE

DRIVEWAY AND GARAGE

SOUGHT AFTER LOCATION

COUNCIL TAX BAND B

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01664 566258

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Offered with no upward chain, two bedroom detached bungalow situated to the north side of Melton Mowbray on a much sought after area. Within close proximity to the town centre and local amenities.

The accommodation on offer comprises of; lounge, conservatory, breakfast kitchen, shower room and two bedrooms. Outside the property benefits from ample off road parking, garage and a low maintenance rear garden.



KITCHEN/BREAKFAST ROOM 8' 7" x 13' 6" (2.62m x 4.12m) Fitted with a modern range of wall, base and drawer units with work surfaces over, one and a half bowl stainless sink and drainer unit breakfast bar, space and plumbing for a washing machine and space for a freestanding fridge freezer. Integrated appliances to include dishwasher, eye level oven and electric hob with extractor over. Window and external door to the front aspect, cushioned vinyl flooring and LED lighting.

INNER HALLWAY Loft hatch to the extra insulated loft which houses the electric water heater and doors off to;

LOUNGE 10' 6" x 15' 11" (3.22m x 4.87m) Having glazed sliding doors to the conservatory, two smart digital radiators, brushed steel sockets, wall up lights, TV aerial point and laminate wood flooring.

CONSERVATORY 10' 3" x 10' 5" (3.14m x 3.20m) A lovely space to enjoy year around having French doors to the rear garden, electrical sockets, smart digital radiator and laminate wood flooring.

SHOWER ROOM 5' 5" x 6' 7" (1.66m x 2.02m) Comprising of a corner shower cubicle, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed window with fitted blind, tiled walls and flooring.

BEDROOM ONE 9' 10" x 11' 10" (3.02m x 3.62m) Having a window to the front aspect with a fitted blind, smart digital radiator, fitted wardrobes, USB brushed steel sockets and carpet flooring.

BEDROOM TWO 8' 8" x 7' 8" (2.65m x 2.34m) Having a rear window with a fitted blind to the rear aspect, smart digital radiator and laminate wood flooring.

FRONT ASPECT Low maintenance gravel bed to the front, paved driveway and carport with electric vehicle charging point.

GARAGE 17' 9" x 9' 1" (5.42m x 2.77m) Having an up and over door, power and light connected, window to the side.

REAR GARDEN South facing private garden laid with astro turf for low maintenance, garden shed and wood panel fencing to the boundary.

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



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+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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.