



PINE GARDENS, MELTON MOWBRAY

Asking Price Of £375,000

Two Bedrooms

Freehold



DETACHED BUNGALOW

FOR OVER 55 YEAR OLDS

ENSUITE AND WALK-IN WARBROBE

LOCAL AMENITIES NEARBY

OFF ROAD PARKING

GOOD SIZED REAR GARDEN

CLOSE PROXIMITY TO THE TOWN

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Modern two bedroom detached bungalow for over 55s situated on a gated retirement complex. Located to the north of Melton Mowbray town centre within close proximity of the town, amenities and local bus services.

The accommodation in brief comprises; entrance hall, living room, kitchen, bathroom, two generous double bedrooms, the main bedroom having a walk-in wardrobe and ensuite shower room. Outside the property benefits from a private rear garden and a block paved driveway providing two off road parking spaces. NHBC 10 year warranty from 2021.



ENTRANCE HALL Part glazed composite door into the entrance hall, radiator, alarm panel, storage cupboard, carpet flooring and doors off to;

KITCHEN/LOUNGE 12' 8" x 22' 2" (3.88m x 6.76m) Fitted with a modern wall, base and drawer units, square edge work surfaces, sink and drainer with mixer tap over, space and plumbing for a washing machine. Integrated appliances comprise; Bosch electric oven, Bosch ceramic hob with extractor hood over and a fridge/freezer. Window with fitted blind to the front aspect, LED lighting, wall cabinet housing the Ideal Logic boiler. Nicely proportioned lounge having french doors to the rear garden, two radiators and TV aerial point.

BATHROOM 7' 1" x 6' 5" (2.18m x 1.98m) Fitted with a panel bath with shower over and a glazed shower screen, vanity unit wash hand basin, illuminated mirror, low flush WC and a heated towel rail. Obscure glazed window, electric shaver point, part tiled walls and tiled flooring.

BEDROOM ONE 11' 1" x 14' 5" (3.4m x 4.4m) Generous double bedroom having a double glazed window to the rear aspect, radiator, walk-in wardrobe, optional mirrored three door wardrobe and carpet flooring. Door through to the ensuite shower room.

ENSUITE 6' 9" x 8' 0" (2.08m x 2.46m) Comprising of a double walk-in shower cubicle, pedestal wash hand basin, illuminated mirror, close coupled WC and a heated towel rail. Obscure glazed window with fitted blind, heater blower, part tiled walls and tiled flooring.

BEDROOM TWO 10' 4" x 14' 4" (3.15m x 4.38m) Another good sized double bedroom having a walk-in bay window to the front aspect with fitted blind, radiator and carpet flooring.

FRONT ASPECT Block paved driveway providing off road parking for two vehicles.

REAR GARDEN Having a formal lawn bordered with paving, patio seating area, shrub beds, two garden sheds, wood panel fencing to the boundary and gated access to the front.

SERVICE CHARGE There is a service charge of £35.44 per week for window cleaning, front garden maintenance, repairs and maintenance of the complex, insurances and professional services for the complex and an on-site staff member for queries.

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
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 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.