



SPINNEY CLOSE, MELTON MOWBRAY

Asking Price Of £425,000

Three Bedrooms

Freehold



DETACHED BUNGALOW

EXTENDED GARAGE

CHAIN FREE

LOCAL AMENITIES NEARBY

DRIVEWAY/ CARPORT

GOOD SIZED REAR GARDEN

SOUGHT AFTER AREA

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Offered with no upward chain and in need of modernisation throughout. Occupying a generous corner plot this three bedroom detached bungalow is situated to the north side of Melton Mowbray. Within close proximity to the Melton Country park and local amenities. Good commuter links to Grantham and the A1.

The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen, office, conservatory, three bedrooms, ensuite shower room and a family bathroom. Outside the property benefits from front garden with driveway and carport leading to an extended garage and a generous rear garden.



ENTRANCE HALL Door into the entrance hall having a hatch with pull down ladder to the part boarded loft space, radiator and carpet flooring.

LOUNGE 11' 4" x 19' 11" (3.46m x 6.08m) Nicely proportioned lounge having a window with fitted blind to the front aspect, radiator, feature stone fireplace with gas fire and carpet flooring.

DINING ROOM 11' 11" x 11' 1" (3.64m x 3.38m) Having patio doors to the conservatory, radiator and carpet flooring.

CONSERVATORY 9' 3" x 11' 1" (2.82m x 3.40m) Having patio doors to the garden, electric sockets and laminate wood flooring.

KITCHEN 16' 2" x 8' 4" (4.95m x 2.55m) Fitted with wall, base and drawer units topped with work surfaces, composite sink and drainer unit, space and plumbing for a washing machine. Integrated eye level oven and grill, AEG gas hob with extractor hood over. Window overlooking the rear garden, external door to the side, radiator, built-in storage cupboard, airing cupboard housing the Glow worm central heating boiler.

OFFICE 7' 10" x 4' 5" (2.4m x 1.35m) Having an obscure glazed window, radiator and carpet flooring.

BEDROOM ONE 8' 3" x 14' 6" (2.52m x 4.42m) Having a window to the front aspect with fitted blind, radiator and carpet flooring.

ENSUITE 4' 11" x 8' 2" (1.5m x 2.5m) Comprising of a shower cubicle, low flush WC heated towel rail and a pedestal wash hand basin. Obscure glazed window, tiled walls and carpet flooring.

BEDROOM TWO 14' 0" x 10' 8" (4.27m x 3.26m) Having a window overlooking the rear garden, radiator, fitted wardrobes and dressing table and carpet flooring.

BEDROOM THREE 8' 10" x 10' 5" (2.7m x 3.2m) Having a window over looking the rear garden radiator and carpet flooring.

BATHROOM 5' 6" x 6' 11" (1.68m x 2.11m) Comprising of a panel bath with shower over, pedestal wash hand basin and a low flush WC. obscure glazed window, extractor fan, tiled walls, radiator and carpet flooring.

FRONT GARDEN Formal lawn planted with a variety of established shrubs and trees, block paved driveway, carport with outside tap, door to a covered passage way which has access to the garage and rear garden.

GARAGE 27' 1" x 10' 7" (8.28m x 3.25m) Generous extended garage having an up and over door, power and lighting, personnel door to the rear garden passageway.

REAR GARDEN Having block paving adjacent to the bungalow and extending to the rear of the garage providing ample seating areas to catch the days sun. Formal lawn with well established shrub and flower beds, garden shed, electric sockets, courtesy lighting and an undercover seating area.

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		
(69-80) C		82
(55-68) D	65	
(39-54) E		
(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 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.