



THE ROTHLEY, WESTWOOD PLACE

Asking Price Of £670,000

Three Bedrooms

Freehold



DETACHED BUNGALOW

PRIVATE GATED DEVELOPMENT

VIDEO ENTRY SYSTEM

SOUTH SIDE OF MELTON MOWBRAY

UNDERFLOOR HEATING

**THREE BEDS/ ENSUITE/ SHOWER
ROOM**

DRIVEWAY AND DOUBLE GARAGE

**VIRGIN MEDIA SUPER FAST
BROADBAND**

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The Rothley is one of seven individually designed bungalows set in a private gated community. Situated to the south side of Melton Mowbray, the development is within walking distance of a variety of local amenities including primary schools, train station, supermarkets, library, doctors' surgery and pharmacies as well as the town centre itself. The development is also situated close to Wilton Park, an extensive and popular central park with tennis courts, mini-golf, small children's playground, picnic areas and tranquil gardens, plus Egerton Park and the Play close.

The accommodation has thermostatically controlled underfloor heating throughout and comprises; entrance hall, open-plan living/kitchen/dining area, utility room, three bedrooms, one ensuite and a family shower room. Outside the property benefits from driveway parking, double garage, electric vehicle charging point, and a private rear garden. Access to the development is via electric gates with video intercom.

ENTRANCE HALL Having oak doors off to;

LIVING/DINING/KITCHEN 37' 6" x 25' 4" (11.44m x 7.74m Max) The kitchen is fully fitted with integrated appliances to include; electric double oven and induction hob, glass chimney cooker hood, fan, dishwasher and quartz work surfaces. The area has engineered oak flooring throughout, ample double electric points (including USB sockets), two TV points, dimmable zoned spotlights and oak doors. Bi-fold doors will open this generously proportioned space to the private rear garden.

UTILITY ROOM 7' 6" x 12' 7" (2.29m x 3.86m) Leading from the kitchen the utility room is fitted with an integrated washing machine within the base units, space for a tumble dryer and quartz work surfaces. Stainless steel sink and drainer, extractor fan, spotlights, double electrical socket and engineered oak floor. External door to the garden.

CLOAKROOM 3' 9" x 7' 5" (1.15m x 2.27m) Leading from the utility room, having a low flush WC and a vanity unit wash hand basin. Engineered oak floor and oak door.

BEDROOM ONE 11' 1" x 15' 3" (3.4m x 4.66m) Having a window to the front aspect, underfloor heating and carpet, double electric sockets, TV point and oak doors.

ENSUITE SHOWER ROOM 8' 7" x 5' 7" (2.64m x 1.71m) Comprising a low flush WC, vanity unit wash hand basin, double shower cubicle, extractor fan and porcelain-tiled walls, floor and oak door.

BEDROOM TWO 15' 3" x 10' 2" (4.65m x 3.12m) Having a window to the front aspect, underfloor heating and carpet, double electric sockets, TV point and oak door.

BEDROOM THREE 15' 3" x 9' 7" (4.66m x 2.94m) Having a window to the front aspect, underfloor heating and carpet, double electric sockets, TV point and oak door.

SHOWER ROOM 6' 2" x 7' 7" (1.88m x 2.32m) Comprising a thermostatically controlled double shower cubicle, vanity unit wash hand basin, low flush WC, extractor fan, porcelain-tiled walls and floor and oak door.

DETACHED GARAGE 20' 11" x 20' 11" (6.4m x 6.4m) Having a remote controlled double garage door, power and lighting. Electric vehicle charging point in the garage.

EXTERNAL Large patio area, outside tap, power point and lighting.

ARTWORK/PHOTOGRAPHS Artwork, plans and floor plans to be used as a guide only and are not to scale. Images and measurements have been obtained from a similar property and are intended for guidance only. Photographs are for illustration purposes only. If you require more detailed information please ask.

RESERVATION FEE The reservation fee is £1500. Please ask for more details

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 as an example of room sizes 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.

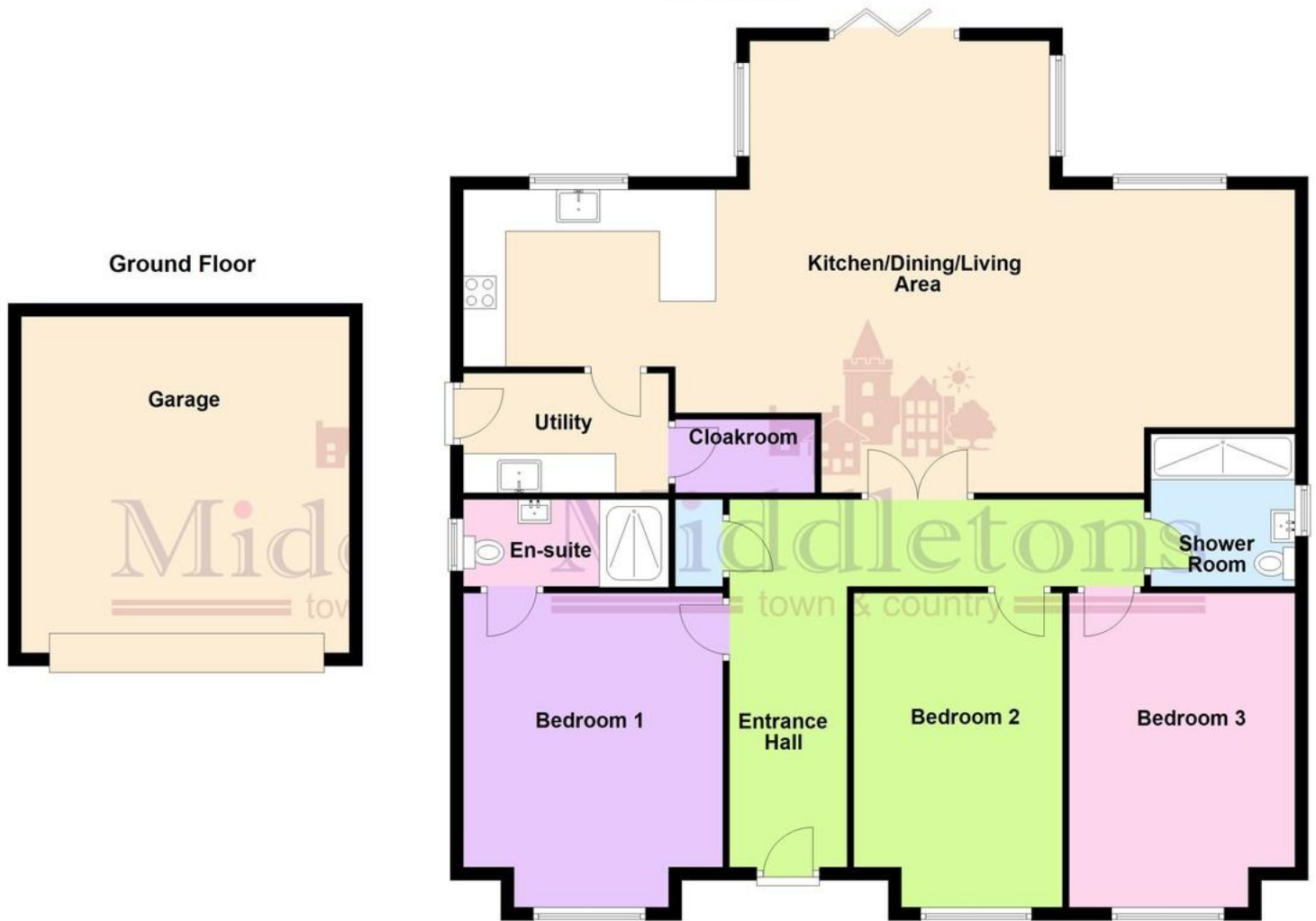
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Ground Floor



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

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

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