



## **DOROTHY AVENUE, MELTON MOWBRAY**

**Asking Price Of £235,000**

**Two Bedrooms**

**Freehold**



**SEMI-DETACHED BUNGALOW**

**CHAIN FREE**

**REFURBISHED THROUGHOUT**

**LOCAL AMENITIES NEARBY**

**OFF ROAD PARKING**

**GOOD SIZED REAR GARDEN**

**CLOSE TO THE BUS STOP**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**









Newly refurbished throughout this two bedroom semi-detached bungalow is ready to move into. Situated to the west side of Melton Mowbray within walking distance of a local shop and bus stop.

The accommodation in brief comprises; entrance hall, lounge, kitchen, utility room, two bedrooms and a four piece family bathroom. Outside the property benefits from off road parking to the front and a generous rear garden.



**ENTRANCE HALL** Part glazed door into the entrance hall having wood flooring, loft access hatch, radiator and wood doors off to;

**LOUNGE** 12' 10" x 12' 10" (3.93m x 3.93m) Having a bay window to the front aspect, radiator and carpet flooring.

**KITCHEN** 9' 8" x 8' 11" (2.96m x 2.73m) Newly fitted with a range of modern wall, base and drawer units topped with return work surfaces, under unit lighting, ceramic sink and drainer unit, space and plumbing for a washing machine. Integrated Lewis and Cooke eye level double oven and induction hob with extractor hood over. Window over looking the rear garden, LED lighting, radiator, wood flooring, wood door to the utility room, external door to the garden.

**UTILITY ROOM** 3' 8" x 6' 11" (1.13m x 2.11m) Having worktop with space for an under counter fridge, base unit, window to the side aspect, radiator and wood flooring.

**BEDROOM ONE** 9' 10" x 10' 11" (3m x 3.35m) Having french doors opening into the conservatory, radiator and carpet flooring.

**BEDROOM TWO** 9' 10" x 9' 5" (3.02m x 2.89m) Having a window to the front aspect, radiator and carpet flooring.

**BATHROOM** Fitted with a contemporary four piece suite comprising of a shower cubicle, panel bath, vanity unit wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, tiled splash areas and wood flooring.

**CONSERVATORY** 9' 10" x 7' 6" (3m x 2.29m) A great space to enjoy the garden all year round, having french doors to the garden and wood flooring.

**FRONT ASPECT** Having a block paved drive with gravel to the side making ample off road parking space, post and rail fence to the boundary, side gate to the rear garden and courtesy lighting to the front door.

**REAR GARDEN** Having block paving adjacent to the bungalow and extending down one side of the garden flanking the newly laid lawn with gravel border. The border has been planted with a variety of well established shrubs and trees. Two garden sheds, garden tap and electrical points.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

**01664 566258**

[www.middletons.uk.com](http://www.middletons.uk.com)  
[info@middletons.uk.com](mailto:info@middletons.uk.com)

**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 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.