



ELGIN DRIVE, MELTON MOWBRAY



Asking Price Of £335,000

Two Bedrooms

Freehold

DETACHED BUNGALOW

DRIVEWAY AND GARAGE

REFURBISHED THROUGHOUT

NEW WINDOWS AND DOORS

LOW MAINTENANCE GARDEN

FITTED APPLIANCES

NEW RADIATORS/BOILER

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Extensively refurbished to a high specification throughout this detached two bedroom bungalow is situated on quiet Cul-De-Sac to the popular north side of Melton Mowbray. Ideally positioned within close proximity to the town centre and local amenities.

The accommodation comprises; entrance hall, lounge, kitchen, side porch/utility room, bathroom and two double bedrooms. Outside the property benefits from a newly laid driveway providing off road parking for several vehicles, detached garage with further off road parking and a good sized rear garden landscaped for low maintenance.



ENTRANCE HALL Newly fitted external door into the entrance hall, radiator, LVT flooring, ventilation control for the Nuaire Drimaster and new internal doors off to;

LOUNGE 13' 1" x 15' 8" (4.0m x 4.79m) Having a front facing window with integral blinds, radiator, modern wall mounted electric fire, TV aerial point and carpet flooring. Door through to the kitchen.

KITCHEN 16' 1" x 7' 9" (4.92m x 2.38m) Fitted with a modern range of wall, base and drawer units with under wall unit lights and low-level plinth lights. Granite work surfaces, inset with a composite one and a half bowl sink and drainer with a flexi-hose mixer tap over. Integrated appliances comprise of a dishwasher, tumble dryer, washing machine, fridge freezer, hob, extractor hood, double oven and microwave. Front facing window with integral blind, a further two windows with integral blinds and external door to the utility area, radiator and LVT flooring.

BEDROOM ONE 14' 9" x 11' 7" (4.5m x 3.55m) A generous main bedroom having a window and French doors with integral blinds to the rear garden, radiator, a generous range of fitted wardrobes and dressing table, TV aerial point and LVT flooring.

BEDROOM TWO 14' 2" x 8' 11" (4.33m x 2.72m) Another generous double room having a window over looking the garden with integral blinds, radiator, TV aerial point and LVT flooring.

BATHROOM 5' 6" x 10' 5" (1.7m x 3.2m) Comprising of a shower cubicle with a fixed waterfall shower head and shower riser, vanity unit wash hand basin and a close coupled, push button WC, heated towel rail and a panel bath. Obscure glazed window for privacy, mermaid boarding to splash areas and LVT flooring.

FRONT ASPECT Newly laid block paved and gravel frontage offering generous off road parking, paving to the front door with courtesy lighting and a gate giving access to the rear garden.

REAR GARDEN Having an extensive paved patio area adjacent to the bungalow with courtesy lighting, steps up to a raised artificial lawn, wood panel fencing to the boundary and gated access to the rear drive and garage.

GARAGE Having a new electric roller door, power and

lighting, new windows and a personnel door to the garden.

THE SELLER HAS PROVIDED A LIST OF RECENT REFURBISHMENTS

Internal Upgrades

- Nuaire Drimaster installed to improve air quality and prevent winter condensation.
- New fuse board and full rewire completed in 2022.
- Data points and aerial points added behind each TV.
- New sockets and switches fitted throughout.
- All lighting replaced in 2022.
- Ideal boiler installed January 2022 (located in loft).
- All radiators replaced in 2022.
- Electric fire installed in the lounge (2022)

Bathroom

- Full bathroom suite installed in 2022.
- Separate shower fitted.
- Cladding panels added for a modern, low-maintenance finish

Windows, Doors & Joinery

- All new windows and doors fitted in 2022, complete with integrated blinds.
- All internal doors replaced, including new door frames and skirting boards.

Flooring & Storage

- LVT flooring fitted in all rooms except the lounge (2022).
- Fitted wardrobes and dressers installed in all bedrooms (2022).

Garage

- New electric garage door installed in 2022.
- New garage windows fitted

External Works

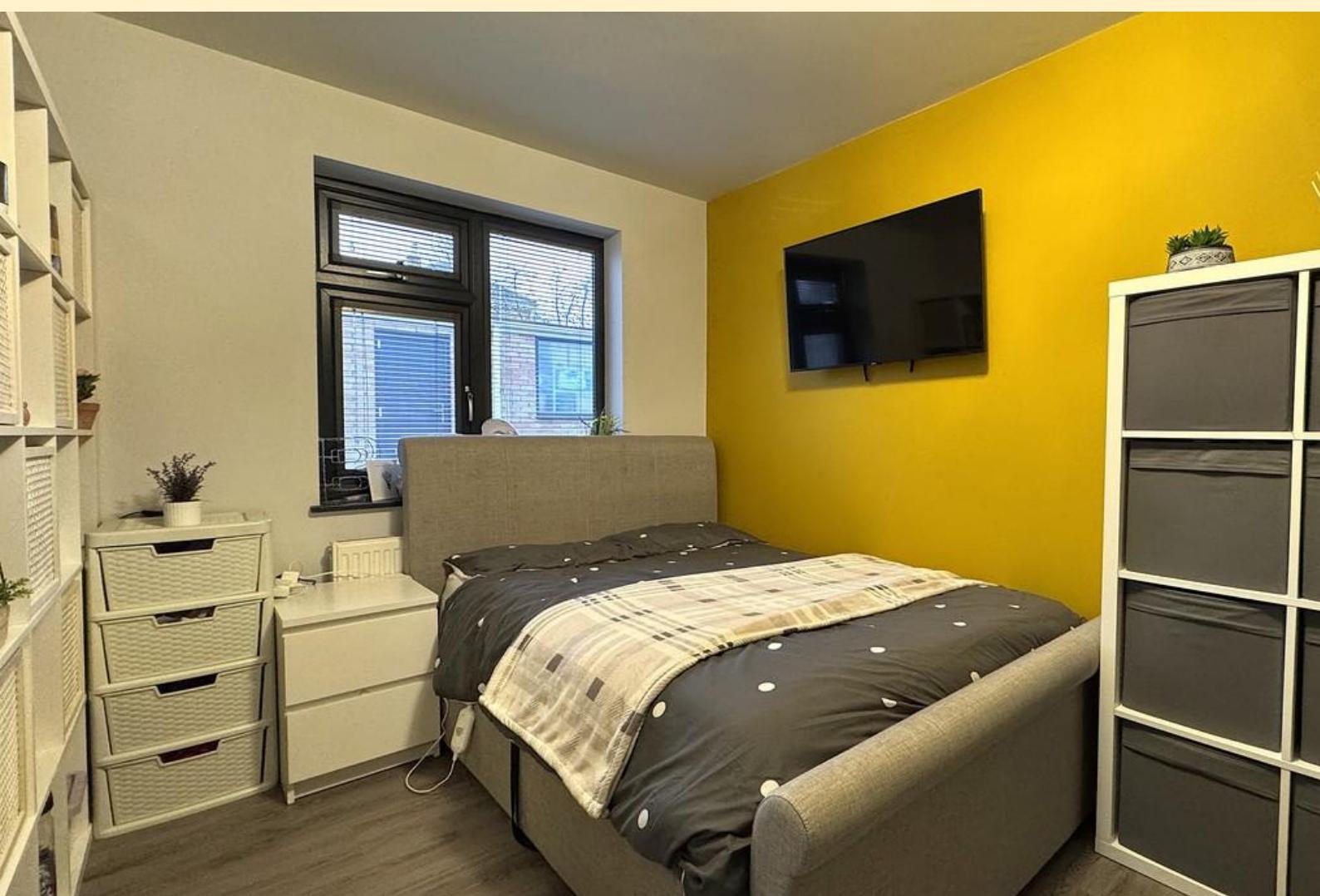
- New driveway installed in 2022.
- New front entrance created.
- New fencing fitted.

Connectivity

- Virgin Media cabling installed in 2024, providing the option for high-speed broadband.

AGENTS NOTE TENURE Freehold. 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.







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		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.