



NEEDHAM CLOSE, MELTON MOWBRAY

Asking Price Of £265,000

Two Bedrooms

Freehold



SEMI-DETACHED BUNGALOW

TWO DOUBLE BEDROOMS

LOW MAINTENANCE GARDEN

CLOSE TO THE TOWN CENTRE

DRIVEWAY AND GARAGE

QUIET CUL-DE-SAC LOCATION

LOCAL AMENITIES NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

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Beautifully presented two bedroom semi-detached bungalow situated to the North side of Melton Mowbray. Ideally positioned within close proximity to the town centre and local amenities.

The accommodation on offer comprises; side porch, kitchen diner, lounge, two double bedrooms and a shower room. Outside the property benefits from ample off road parking, garage and a low maintenance rear garden.



PORCH /CAR PORT Formerly a carport this now serves as an undercover seating area with outside tap and access to the garage, garden and bungalow.

KITCHEN/DINER 11' 11" x 13' 8" (3.65m x 4.18m) External door into the spacious kitchen diner which is fitted with a generous range of wall, base and drawer units topped with work surfaces, stainless steel tap with flexi-hose mixer tap, space and plumbing for a washing machine. Integrated appliances include Neff dishwasher, an eye level Neff oven and microwave, Neff induction hob and extractor fan. Dual aspect windows with fitted blinds and an external door to the garden allows plenty of light to fill the room, TV aerial point, LED lighting, radiator and vinyl flooring. Glazed oak door through to the inner hall.

LOUNGE 11' 2" x 18' 1" (3.42m x 5.52m) A nicely proportioned room having a front facing bay window with fitted blinds, radiator, TV aerial point, feature oak fireplace with electric fire, three wall lights and carpet flooring. Oak glazed door to the inner hall.

BEDROOM ONE 11' 3" x 13' 3" (3.43m x 4.06m) Having a rear facing window with fitted blinds, radiator and carpet flooring.

BEDROOM TWO 11' 5" x 9' 9" (3.49m x 2.98m) Currently used as a sitting room, having French doors with fitted blinds to the rear garden, radiator and vinyl flooring,

SHOWER ROOM 5' 9" x 8' 8" (1.76m x 2.65m) Comprising of a corner shower cubicle with a Mira mixer shower, heated towel rail, vanity unit wash hand basin and a close coupled WC. Obscure glazed window for privacy, part tiled walls and vinyl flooring.

FRONT ASPECT Block paved driveway providing ample off road parking, gravel bed with central decorative paving. Dwarf fence to the boundary with planted shrub beds.

REAR GARDEN A good sized east facing garden with a block paved seating area adjacent to the bungalow, formal lawn framed by paving and gravel beds. An Arbour and a summer house complement the garden and wood panel fencing secures the boundary.

GARAGE 20' 4" x 8' 1" (6.2m x 2.48m) Having a manual up and over door, power and lighting. Personnel door to the rear garden.

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.

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.

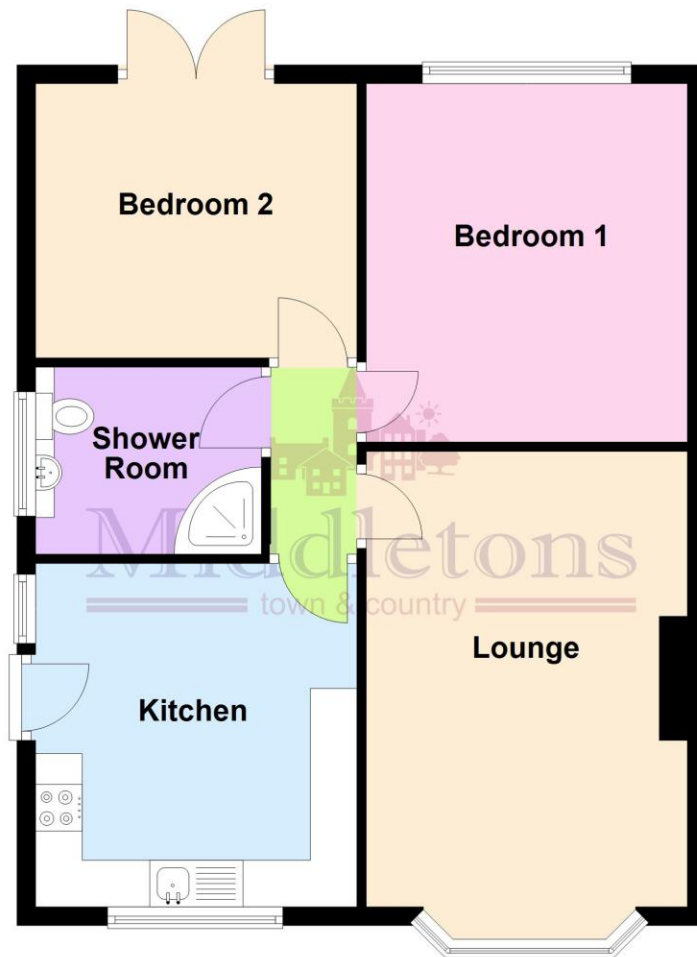
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Ground Floor



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(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.