



**FIRWOOD ROAD, MELTON MOWBRAY**

**Asking Price Of £399,950**

**Three Bedrooms**

**Freehold**



**DETACHED BUNGALOW**

**PRIVATE REAR GARDEN**

**NEW KITCHEN AND BATHROOMS**

**LOCAL AMENITIES NEARBY**

**DRIVEWAY AND GARAGE**

**ENSUITE TO MASTER**

**CLOSE TO MELTON COUNTRY PARK**

**NORTH SIDE OF MELTON**

**01664 566258**

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Three bedroom detached bungalow situated to the North of Melton Mowbray on a much sought after estate with the rear garden backing straight onto the Country park. Ideally situated for commuting to Grantham, Leicester, Nottingham and Newark.

The bungalow offers spacious flexible accommodation comprising; Entrance hall, lounge diner, kitchen, conservatory, three bedrooms with ensuite to the master and a family shower room. Outside the property benefits from a block paved driveway providing ample off road parking, double garage and a private rear garden. The property has recently been rewired and plastered throughout, new fascia's and guttering fitted and replacement flat roofs with warranties in place.

**ENTRANCE HALL** Door into the entrance hall having a cloaks cupboard, radiator and oak door through to the lounge.

**LOUNGE/DINER** 28' 2" x 14' 8" (8.6m max x 4.48m)  
Spacious and nicely proportioned room having plenty of natural light from the double glazed window and patio doors that open into the conservatory, feature fireplace with a gas fire, two radiators one being in the dining area and carpet flooring throughout. Oak doors off to the kitchen, master bedroom and inner hallway.

**KITCHEN** 17' 9" x 8' 3" (5.43m x 2.53m) Newly fitted with a good range of contemporary wall, base and drawer units, square edge work surfaces, inset ceramic sink and drainer with mixer tap over, integrated eye level double oven, Neff electric hob with extractor hood over, space and plumbing for both a dishwasher and washing machine and space for a freestanding fridge freezer and tumble dryer. Two double glazed windows to the side aspect and external door to the driveway.

**CONSERVATORY** 12' 9" x 8' 1" (3.89m x 2.48m) UPVC double glazed with fitted roof blinds, electric radiator, power sockets, tiled flooring and patio doors opening out onto the patio.

**MASTER BEDROOM** 18' 6" x 12' 0" (5.66m x 3.66m)  
Having dual aspect double glazed windows, two radiators, oak wood door to the ensuite shower room and carpet flooring.

**ENSUITE** 5' 4" x 5' 4" (1.65m x 1.65m) Comprising of a corner shower cubicle, close coupled WC, vanity unit wash hand basin, heated towel rail, extractor fan, tiled walls and vinyl flooring.

**INNER HALLWAY** Giving access to bedrooms two and three and the family shower room.

**BEDROOM TWO** 9' 11" x 11' 10" (3.03m x 3.63m) Having a double glazed window to the front aspect, radiator and carpet flooring.

**SHOWER ROOM** 10' 0" x 7' 7" (3.06m x 2.32m)  
Comprising of a double shower cubicle, vanity unit wash hand basin, mirrored wall cabinet, close coupled WC, heated towel rail, storage cupboards with sliding doors, tiled walls, vinyl flooring and an obscure double glazed window.

**BEDROOM THREE** 8' 8" x 11' 3" (2.66m x 3.43m) Having a double glazed window to the front aspect, radiator and carpet flooring.

**OUTSIDE TO THE FRONT** Block paved driveway providing ample off road parking for several vehicles with a formal lawn to the side, courtesy lighting and garden tap.

**DOUBLE GARAGE** 15' 7" x 13' 6" (4.75m x 4.13m) Having an electric roller door, power and light connected, Worcester condenser boiler (6 years old, along with a high pressure water tank).

**REAR GARDEN** Having a paved patio area adjacent to the property, garden tap, courtesy lighting, double electric socket, formal lawn with planted borders, a further paved seating area to the bottom of the garden new garden shed, wood panel fencing securing the boundary with the rear fencing having just been replaced.

**IMPORTANT INFORMATION** 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.

**FULL BROCHURE** A full brochure for this property is available on the Middletons website.

**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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & 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.