





## Property Description

A great opportunity to purchase this two-bedroom detached bungalow on a popular retirement complex providing Independent Retirement Living for the over 60's. Situated to the North side of Melton Mowbray and within walking distance of the town centre and local amenities. The accommodation in brief comprises of; Entrance hall with storage, lounge, kitchen, two bedrooms and a shower room. The property also benefits from one off road parking space and a rear garden. The property is marketed at 70% of the full market value under the low-cost housing scheme which is designed for 'Independent Retirement Living' and no care or assistance is provided by Amplius.

## Internal

### Entrance Hall

With large, fitted cloaks cupboard and airing cupboard with small radiator and a double-glazed window to the front.

### Living Room

12' 11" x 14' ( 3.94m x 4.27m )

Comprising of a double-glazed bay window to front, two radiators and carpet underfoot.

### Kitchen

13' x 6' 1" ( 3.96m x 1.85m )

Comprising of a double-glazed window to the

rear overlooking the garden and door to the side, a range of fitted base and wall units, space for a fridge and space for a washing machine.

### Bedroom One

12' 11" x 9' 3" ( 3.94m x 2.82m )

Having a double-glazed window to the front, a tv ariel, a radiator and carpet underfoot.

### Bedroom Two

8' 8" x 7' Plus Door Recess ( 2.64m x 2.13m Plus Door Recess )

With a double-glazed window to the rear, a radiator and carpet underfoot.

### Family Bathroom

Comprising of a w/c, a wash hand basin, an electric shower cubicle, a radiator and vinyl flooring.

### Rear Garden

Having a patio area adjacent to the property, formal lawn, an outside tap, mature shrubs and hedging to the boundary and access to the front of the property.

### Parking

There is a central communal car park for off road parking, spaces are not allocated it

works on a first come first serve basis. There is a garage in the block opposite the bungalow having an up and over door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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10A High Street  
 MELTON MOWBRAY LE13 0TR

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 1841.28

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MOW307448](http://connells.co.uk/Property/MOW307448)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 02 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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