



# 6 TRENT BANK

MELTON MOWBRAY, LE13 0ES

£325,000



## ACCOMMODATION

### \*\*\* NEWLY REFURBISHED BUNGALOW\*\*\*

An impressive, detached bungalow, ready to move in to. It's a blank canvas offered with No Chain Sale. Book your today with our local office in Melton Mowbray at County Chambers.

#### Description

Located off Edendale Road in Melton Mowbray, Trent Bank would make the ideal property to downsize to. It has versatile accommodation with three bedrooms, spacious living room, fitted kitchen and shower room. The living room spans the width of the property and is the perfect space for relaxing and watching TV or entertaining as there is enough space for a table and chairs. Alternatively, if you don't need three bedrooms the third bedroom could perhaps be used as a dining room or study area given the versatile nature of the bungalow. There is a modern fitted kitchen which is well equipped with matching base and eye level units, plenty of work surfaces and fitted appliances to include oven, hob, extractor, and fridge with freezer compartment. The shower room has a matching suite to include walk-in shower, WC, and wash hand basin. There are also two very handy storage cupboards either side of the bathroom. Got a car? There's plenty of off-road parking on the driveway and a garage with electric door which you can use to put your vehicle away or use as extra storage for the bikes, Golf Clubs or Gym equipment. You can get to both sides of the property and in addition to the front door there is an external door from





kitchen for your convenience. The rear garden is enclosed by fencing and is very private. It has a patio seating area and steps to lawn, and, like the property, is a blank canvas ready for someone to create their own design. This immaculate property must be viewed and will suit a wide range of buyers from downsizers to young families. It has a No Chain sale, and we are expecting a lot of interest. Book your tour today and a representative will show you around.

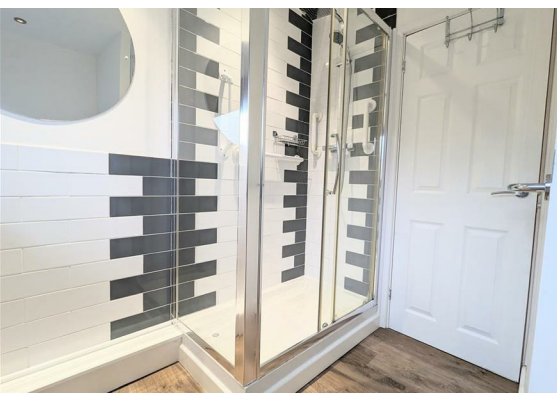
**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** Freehold, vacant possession upon completion.

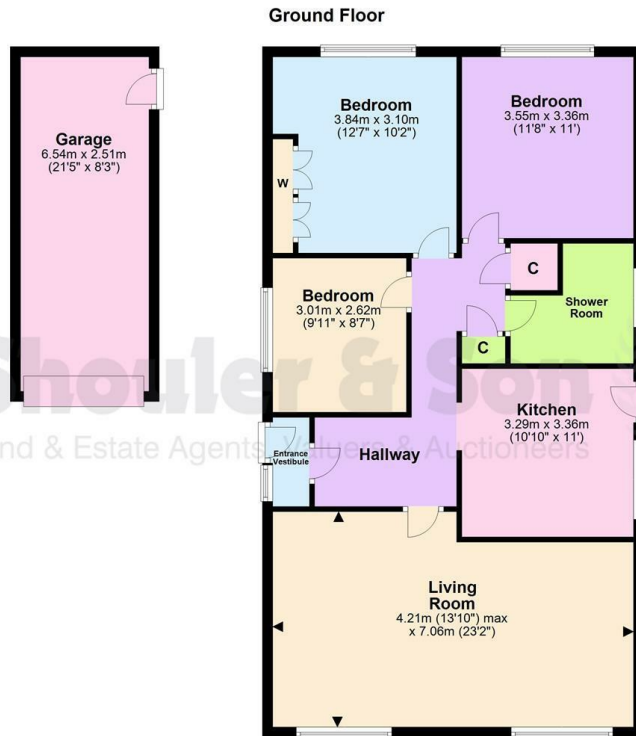
**SERVICES:** Mains electricity, gas, water and drainage.

**COUNCIL TAX:** Melton

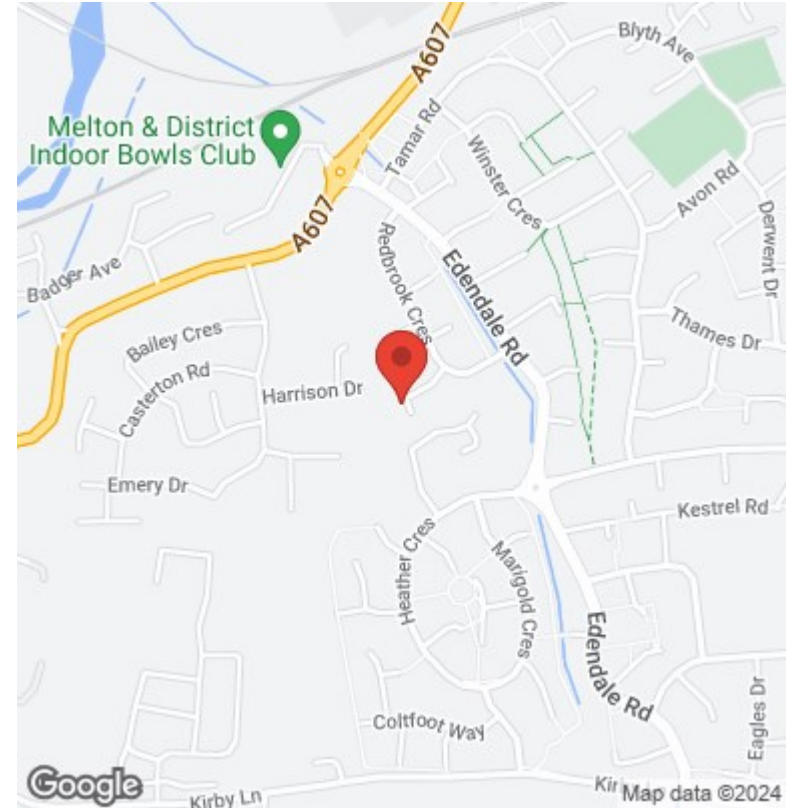
**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.



## Floor Plan



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.  
Plan produced using PlanUp.



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk  
housesales@shoulers.co.uk  
lettings@shoulers.co.uk

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

