



1 Pall Mall, Melton Mowbray, Leicestershire, LE13 1RR

Offers over £350,000

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

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A fantastic opportunity to acquire this spacious DETACHED three bedroom BUNGALOW located on the sought after Thorpe Park estate in a quiet residential cul-de-sac.

The property benefits from uPVC double glazing, gas fired heating, a modern kitchen and bathroom, large double garage and a spacious low maintenance rear garden.

The property is approached via driveway with a stunning front bed of mature heather and entered via a porch leading to the spacious sitting room with dining area, this leads to the breakfast kitchen with conservatory to the rear and three bedrooms located off of the hallway one of which has an ensuite in addition to the family bathroom. The double garage could easily be converted into further accommodation (STPP).

The property is ideally and conveniently situated within walking distance to the country park and is a mere 2 minute drive to town.





Kitchen



Lounge



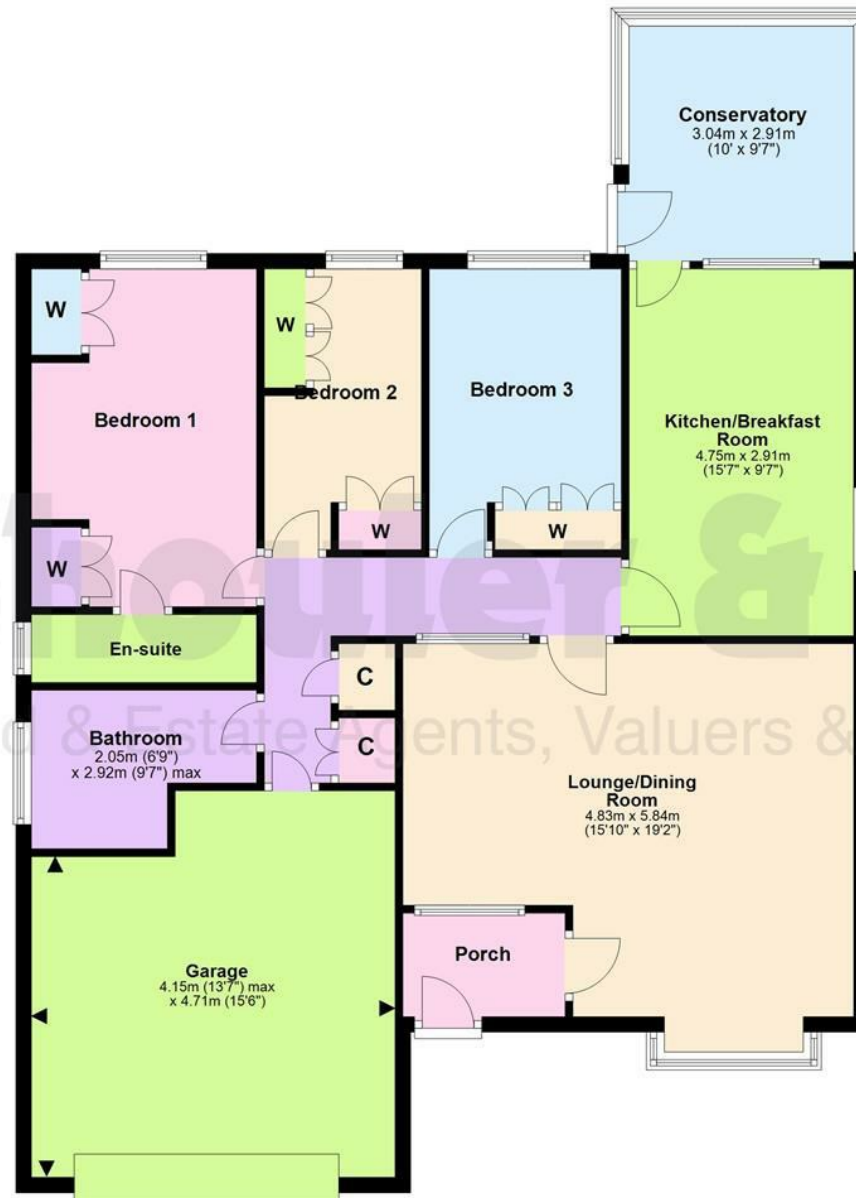
Dining area



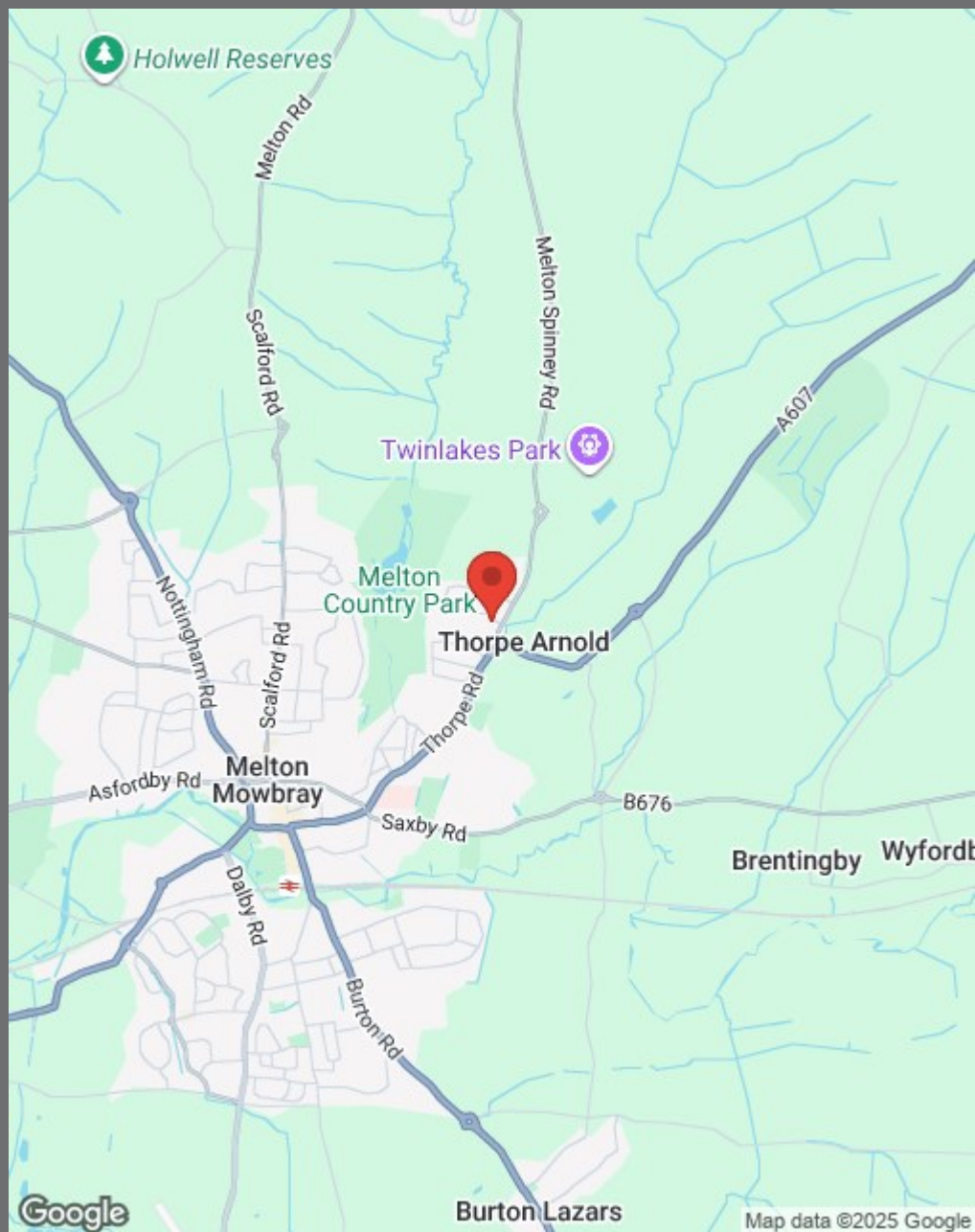
Bedroom 1



Ground Floor



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



- DETACHED BUNGALOW
- SOUGHT AFTER ESTATE
- CLOSE TO COUNTRY PARK
- THREE BEDROOMS
- ENSUITE
- MODERN BATHROOM AND KITCHEN
- DOUBLE GARAGE
- CONSERVATORY
- LOW MAINTENANCE REAR GARDEN
- QUIET CUL-DE-SAC



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