



18 Cambridge Avenue, Melton Mowbray, LE13 0AA

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Spacious Detached Bungalow
- Two Double Bedrooms
- Living Room
- Kitchen & Dining Area
- Utility Room
- Shower Room
- Garage & Off-Road Parking
- South Facing Rear Garden
- EPC Rating D
- Freehold

£350,000





Occupying a generous sized plot in a most desirable residential area on the South side of Melton Mowbray is this spacious detached bungalow. Having the benefit of uPVC double glazing and gas central heating, the accommodation, which previously had three bedrooms, comprises in brief, entrance hall, cloakroom, spacious living room, fitted kitchen opening through to a dining area, two double bedrooms and a shower room. Outside to the front is a substantial gravelled frontage providing ample off-road parking leading to a garage and gated access to a delightful enclosed South facing rear garden.

Accessed via a solid wooden front door with storm porch and feature leaded windows either side into the entrance hall with loft access, door off to a cloakroom and a light and airy living room which has a double glazed window and sliding patio doors to the rear aspect, a brick open fireplace with surround and hearth, ceiling rose and wall lights. A good-sized fitted kitchen with a range of wall and base units, roll edged work surfaces, tiled splashbacks, sink and drainer, integrated eye level double oven, four ring hob and stainless-steel extractor hood above, space for appliances, wood parquet flooring, door to the side aspect and archway leading through to a dining area having a continuation of the parquet flooring and a double-glazed window to the rear aspect. An inner hallway leads to a utility room with space and plumbing for a washing machine and door to the rear aspect. There are two double bedrooms to the front of the property and a shower room with a three-piece white suite comprising a low flush WC, wash hand basin set in a vanity unit and corner shower cubicle, heated towel rail, airing cupboard and obscure double-glazed window to the front aspect. Outside to the front is a substantial gravelled hardstanding providing ample off-road parking leading to the attached garage with an up and over door, power and light and courtesy door to the side.





Gated side access to a delightful, well tended, enclosed and private South facing rear garden, which is a particular highlight of the property, having a paved patio with a covered pergola, the majority laid to lawn, a lovely array of mature shrubs, bushes and trees, a water feature and garden shed.

Viewings are highly recommended to appreciate the spacious accommodation on offer.



Entrance Hall 0.00m x 0.00m (0'0" x 0'0")

Living Room 6.55m x 3.96m (21'6" x 13'0")

Kitchen 4.00m x 3.33m (13'1" x 10'11")

Dining Area 2.11m x 3.48m (6'11" x 11'5")

Utility Room 3.53m x 2.23m (11'7" x 7'4")



Bedroom One 4.05m x 3.33m (13'4" x 10'11")

Bedroom Two 3.44m x 2.71m (11'4" x 8'11")

Bathroom 1.71m x 2.46m (5'7" x 8'1")

Garage 6.23m x 3.53m (20'5" x 11'7")



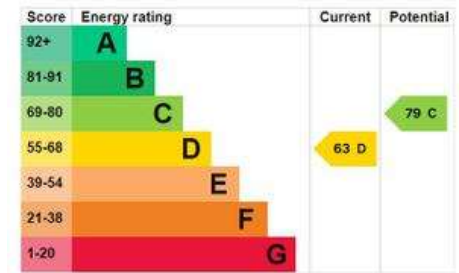


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.