



EASTFIELD AVENUE, MELTON MOWBRAY

Asking Price Of £280,000

Two Bedrooms

Freehold



DETACHED BUNGALOW

OFF ROAD PARKING

WEST FACING GARDEN

CLOSE TO THE MELTON COUNTRY PARK

CHAIN FREE

TWO DOUBLE BEDROOMS

LOCAL AMENITIES NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Offered with no onward chain, this two bedroom detached bungalow situated on a popular estate to the north side of Melton Mowbray. Within close proximity to the Melton Country Park and within walking distance of the John Ferneley college and local amenities.

The accommodation on offer comprises: entrance hall, lounge diner, breakfast kitchen, garden room, two double bedrooms and a shower room. Outside the property benefits from ample off road parking and a west facing rear garden.

ENTRANCE HALL Entering into the hallway having a radiator, loft hatch, carpet flooring and doors off to:

LOUNGE/DINER 10' 10" x 21' 8" (3.31m x 6.62m)
Spacious lounge diner having dual aspect windows allowing plenty of natural light to filter through, patio doors opening into the garden room, two radiators, feature fireplace with a gas fire, TV aerial point and carpet flooring.

KITCHEN/BREAKFAST ROOM 11' 8" x 10' 10" (3.56m x 3.32m) Having ample space for a breakfast table, this spacious kitchen is fitted with a range of wall, base and drawer units topped with coordinating work surfaces. Features include a stainless-steel one and a half bowl sink and drainer with mixer tap, space and plumbing for both a washing machine and dishwasher, and space for a freestanding cooker with an extractor hood above. There is also under-counter space for a fridge and freezer. A window and external door open into the garden room, with further features including a radiator, LED lighting and vinyl flooring.

GARDEN ROOM 9' 5" x 22' 5" (2.88m x 6.84m) A lovely spot to enjoy the garden through the seasons, featuring French doors opening onto the patio with fitted blinds for light control and privacy. Comfort is provided year-round by a radiator, complemented by two Velux windows which bring in additional natural light. Practical touches include electrical sockets and wall lights.

SHOWER ROOM 5' 10" x 8' 5" (1.78m x 2.58m)
Comprising a walk-in shower cubicle, pedestal wash hand basin, dual flush WC and a heated towel rail. Obscure glazed window for privacy, extractor fan, tiled walls and vinyl flooring.

BEDROOM ONE 11' 5" x 11' 8" (3.48m x 3.57m) Having a window with a fitted blind, this room includes a radiator, carpet flooring and a full range of fitted wardrobes, drawers and a dresser, providing excellent storage.

BEDROOM TWO 9' 3" x 9' 8" (2.82m x 2.97m) Having a window with a fitted blind, this room includes a radiator, carpet flooring and a full range of fitted wardrobes providing excellent storage.

FRONT ASPECT A block-paved driveway provides ample off-road parking, while the front garden has been hard landscaped with a combination of block paving and gravel beds for easy maintenance. Gates to both sides of the property offer convenient access to the rear garden.

REAR GARDEN The west-facing garden features a paved patio adjacent to the garden room, leading onto formal lawns bordered by mature shrubs and a rose bush. Two garden sheds provide useful storage, while a garden tap and wood panel fencing complete the secure and well-kept outdoor space.

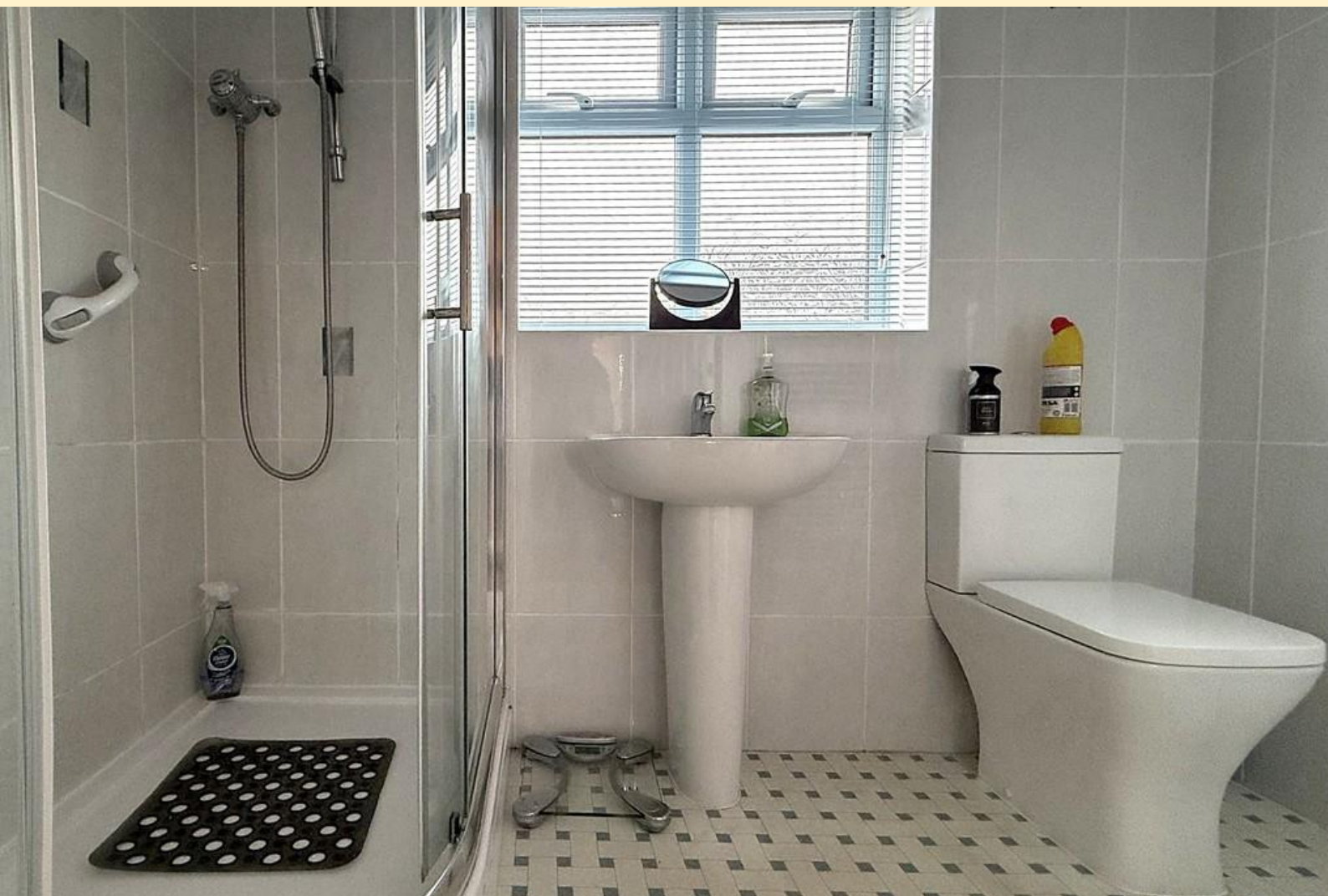
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Ground Floor



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

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