GLOUCESTER CRESCENT, MELTON MOWBRAY

Asking Price Of £300,000

Three Bedrooms

Freehold

Middletons
town & country

- DETACHED BUNGALOW
- CONSERVATORY
- FRONT AND REAR GARDENS
- GOOD COMMUTER LINKS
- GARAGE AND DRIVEWAY
- THREE BEDROOMS
- LOCAL AMENITIES NEARBY
- SOUTH SIDE OF MELTON MOWBRAY
- COUNCIL TAX BAND D

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Delightful three bedroom detached bungalow situated on to the south side of Melton Mowbray in a much sought after residential area. Within close proximity to local amenities and the town centre.

The accommodation on offer comprises; entrance hall, lounge, dining room/bedroom, kitchen, conservatory, cloakroom, shower room and two further bedrooms. Outside the property benefits from ample off road parking, a garage and both front and rear gardens.

PORCH Glazed French doors into the porch with a further door into the entrance hall,

ENTRANCE HALL Having a built-in cloaks cupboard, radiator and carpet flooring. Doors off to;

LOUNGE 16' 4" x 11' 10" (4.99m x 3.62m) A nicely proportioned reception room having French doors and side windows with fitted blinds to the rear garden allowing plenty of light to fill the space. Fireplace with an electric fire, two radiators and carpet flooring.

DINING ROOM / BEDROOM 3 12' 0" x 13' 8" (3.68m x 4.18m) Having patio doors to the rear garden making a great space to entertain, chimney breast with a fitted cupboard to the alcove and carpet flooring.

KITCHEN 12' 0" x 10' 7" (3.67m x 3.25m) Fitted with a range of wall, base and drawer units topped with work surfaces and soft under-lighting. Stainless steel sink, space for both a washing machine and tumble dryer. Eye level Neff electric oven, Lamona electric hob with extractor over. window and external door to the conservatory, a further window to the side, radiator and vinyl flooring.

CONSERVATORY 11' 5" x 9' 4" (3.49m x 2.87m) A great space to enjoy the garden through the seasons, having doors to garden and side passage, electric sockets, lighting and carpet flooring.

CLOAKROOM Comprising of a low flush WC, wash hand basin, radiator, vinyl flooring and an obscure glazed window for privacy.

SHOWER ROOM 5' 6" x 7' 8" (1.69m x 2.35m) Comprising of a walk-in double shower cubicle, heated towel rail and a vanity unit wash hand basin. Obscure glazed window for privacy, towel radiator and non slip slate flooring.

BEDROOM ONE 11' 10" x 11' 10" (3.62m x 3.62m) Having a bay window to the front aspect, radiator, fitted wardrobes and bedside table, built-in wall cupboard and carpet flooring.

BEDROOM TWO 8' 11" x 8' 5" (2.72m x 2.58m) Having a front facing window, radiator, built-in storage cupboard, carpet flooring and a door through to bedroom three.

OFFICE 12' 0" x 12' 9" (3.66m max x 3.9m max) This versatile space has dual aspect windows, and a further window to the lounge. Radiator and carpet flooring.

FRONT ASPECT Having a block paved driveway providing ample off road parking. Formal lawn with a block paved pathway leading to the front door, mature shrubs to the boundary.

GARAGE 15' 9" x 7' 11" (4.82m x 2.42m) Having an up and over door, power and lighting. Window and personnel door to the rear garden.

REAR GARDEN The private rear garden features a paved patio directly adjoining the property, leading onto a formal lawn framed by planted borders and well- established shrubs. A brick- built potting shed provides practical storage and adds character to this attractive outdoor space. There is also a useful brick outbuilding.

AGENTS NOTE TENURE Freehold. Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

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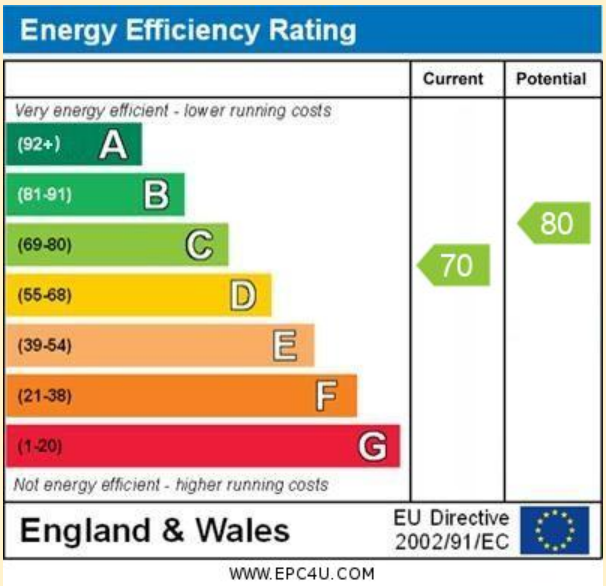
Ground Floor

This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.



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