



HUMBER DRIVE, MELTON MOWBRAY

Asking Price Of £285,000

Two Bedrooms

Freehold



DETACHED BUNGALOW

CHAIN FREE

GOOD SIZED GARDEN

CLOSE TO THE TOWN CENTRE

DRIVEWAY AND GARAGE

WORKSHOP

LOCAL AMENITIES NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Offered with no onward chain, this two-double-bedroom detached bungalow enjoys a peaceful cul-de-sac position set on a generous plot. The property is ideally located for everyday amenities including a local convenience store, post office, and regular bus services to the town centre and train station.

The accommodation on offer comprises; porch, entrance hall, lounge diner, breakfast kitchen, conservatory, rear porch, shower room and two double bedrooms. Outside the property benefits from generous off road parking, garage, workshop and a good sized rear garden.



PORCH Enter through a partially glazed front door with a frosted side window, followed by another partially glazed door with a frosted side window leading into the entrance hall.

ENTRANCE HALL Having a large airing cupboard, radiator, loft hatch and carpet flooring.

LOUNGE/DINER 11' 8" x 18' 6" (3.56m x 5.65m) A well-proportioned room featuring patio doors that open into the conservatory, flooding the space with natural light. Two radiators, wall mounted gas fire, TV aerial point, ample room for a dining table, serving hatch to the kitchen and carpet flooring.

KITCHEN/BREAKFAST ROOM 11' 9" x 8' 11" (3.59m x 2.72m) Fitted with a range of wall, base and drawer units topped with work surfaces, sink and drainer with mixer tap over, washing machine and under counter fridge. Creda gas oven with a Smeg extractor hood over. Rear facing window, wall mounted Baxi boiler (new June 2025), serving hatch to the lounge diner, radiator and tiled flooring.

CONSERVATORY 9' 5" x 12' 2" (2.88m x 3.72m) Brick built with windows to the three sides and an external door to the garden, radiator and carpet flooring.

REAR PORCH Having a rear facing window, a partially glazed door to the garden and tiled flooring.

BEDROOM ONE 12' 7" x 11' 7" (3.85m x 3.55m) Double room having a front facing window, radiator, fitted wardrobes and carpet flooring.

BEDROOM TWO 11' 6" x 9' 9" (3.52m x 2.98m) Double room having a front facing window, radiator, fitted wardrobes and carpet flooring.

SHOWER ROOM 6' 6" x 8' 8" (1.99m x 2.66m) Fitted with a four-piece suite comprising: low flush WC, bidet, pedestal wash hand basin, and an independent shower cubicle with fold-able seat. The room benefits from fully tiled walls, an extractor fan, electric shaver point and a frosted side window providing natural light while maintaining privacy.

FRONT ASPECT Hard landscaped for easy maintenance with paving and gravel beds providing generous off road parking and plenty of room for caravan storage.

GARAGE 6' 11" x 20' 7" (2.12m x 6.28m) Having an up and over door, power and light connected. Window and personnel door to the rear garden.

WORKSHOP 8' 9" x 7' 8" (2.69m x 2.35m) Located to the rear of the garage with power and light connected.

REAR GARDEN A covered paved patio sits directly beside the bungalow, perfect for relaxing or entertaining, with a pathway leading down to a further patio that elegantly frames the lawn. The garden is well-equipped with a greenhouse, a timber shed, garden tap and a substantial brick-built workshop, offering excellent versatility for hobbies or storage. Boundaries are defined by wood panel fencing and mature shrubs, creating privacy and greenery, while a gated access to the front ensures convenience.

AGENTS NOTE 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.

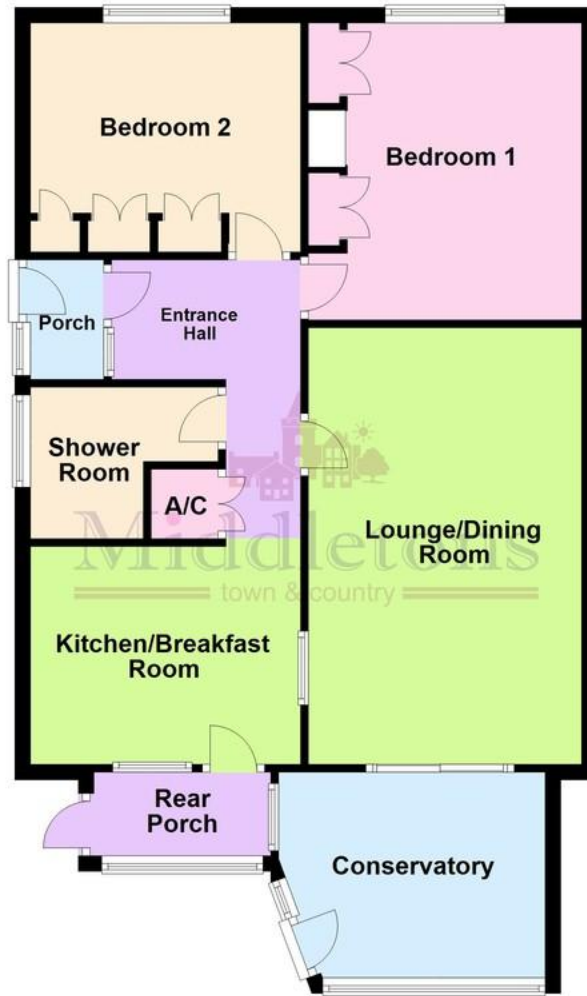
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Ground Floor



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.