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# Beaconsfield Road
# Melton Mowbray

- Well-presented detached bungalow
- Spacious and versatile accommodation
- Re-fitted kitchen with integrated appliances
- Bright living room with feature fireplace
- Three generous double bedrooms
- Main bedroom with fitted wardrobes
- Enclosed garden with patio and raised lawn
- Detached garage with power and lighting
- EPC Rating E / Council Tax Band D / Freehold

Situated within an established and popular residential area, this well-presented detached bungalow offers spacious and versatile single-storey accommodation. The property benefits from three double bedrooms, a re-fitted kitchen, gas central heating and uPVC double glazing, together with a driveway, garage and enclosed rear garden.

The accommodation offers well-proportioned living space throughout, with a comfortable living room featuring a bow window and attractive open fireplace, alongside a bright and practical kitchen with integrated appliances and direct access to the garden. Further useful features include a part-boarded and insulated loft, fitted with a pull-down ladder, providing excellent additional storage potential.

Externally, the property continues to impress with well-maintained gardens to both the front and rear, together with a generous driveway and garage. The enclosed rear garden provides a pleasant outdoor space, while the garage and adjoining brick-built outbuilding offer valuable additional storage and practical versatility.
















## Accommodation:

The property is accessed via a double-glazed front door opening into the entrance hall, which provides access to a useful cloaks cupboard and airing cupboard housing the hot water cylinder. There is also access to the part-boarded and insulated loft, which is fitted with a pull-down ladder and offers plenty of storage space.

The living room is a comfortable and welcoming reception space, featuring a bow window overlooking the rear aspect, together with a feature open fireplace with mantel and surround.

The re-fitted kitchen is fitted with a range of wall and base units, complemented by straight-edge work surfaces, sink and drainer. Integrated appliances include an oven and hob with a stainless steel canopy extractor hood over, while there is also space for a fridge/freezer and dishwasher. Sliding patio doors provide direct access to the rear garden and allow plenty of natural light into the room.

There are three well-proportioned double bedrooms, with the main bedroom benefiting from fitted wardrobes extending along one wall.

The bathroom is fitted with a white three-piece suite comprising a wash hand basin and low-flush WC set within a vanity unit with cupboard beneath, together with a bath and overhead shower. Contemporary tiling features to the wet areas, with an extractor fan also fitted.

## Gardens and land:

To the front of the property is a driveway providing off-road parking and leading to the garage, together with an area laid to lawn. The garage is fitted with an up-and-over door, power and lighting, plumbing for a washing machine and tumble dryer, and houses the wall-mounted Ideal central heating boiler.

To the rear, the enclosed garden features a paved patio seating area and a raised lawn, complemented by courtesy lighting. The garden is enclosed by timber panel fencing and also benefits from a useful brick-built outbuilding attached to the rear of the garage, providing valuable additional storage space.

## Location:

Melton Mowbray is a thriving and historic market town, offering an excellent range of amenities and a strong sense of community. The town centre provides an attractive mix of independent shops, cafés, restaurants and traditional public houses, alongside regular markets which remain an important part of local life. Renowned as the 'Rural Capital of Food', Melton is particularly well known for its food heritage, including Melton Mowbray Pork Pies and Stilton cheese.

The town is surrounded by attractive rolling countryside, offering plenty of opportunities to enjoy the outdoors. Melton Country Park is particularly popular, extending to approximately 140 acres with wildlife lakes, walking trails and play areas, while the surrounding rural landscape provides a wealth of opportunities for walking and exploring.

Melton Mowbray is also well placed for access to the wider East Midlands, with the A606 and A607 providing road links towards Nottingham, Leicester and Grantham, together with connections towards the A1 and A46. The town benefits from its own railway station, offering services towards Leicester and Peterborough, while regular bus services provide further connections to surrounding towns and villages.

## Method of Sale:

The property is offered for sale by Private Treaty.

## Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Tenure:

The property is being sold freehold with vacant possession upon completion.

## Local Authority:

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band D.

## Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

## Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.


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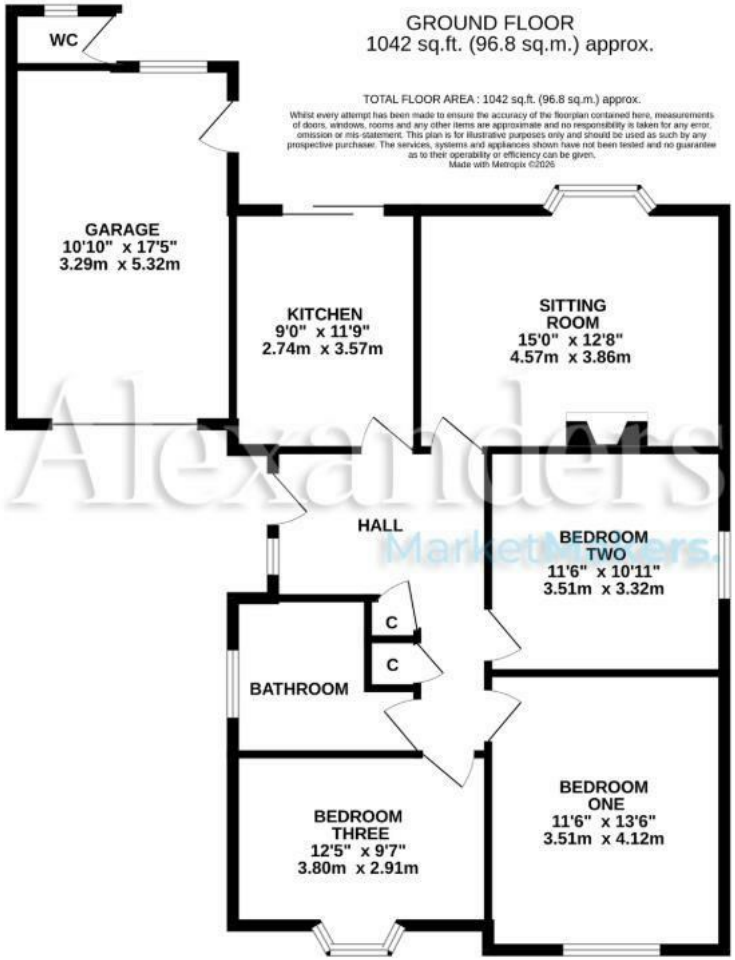
## Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

## Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

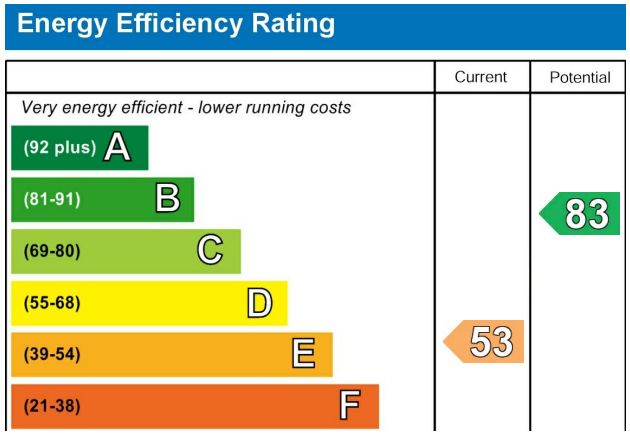
## Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

## General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.










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