



ROBIN CRESCENT, MELTON MOWBRAY

Asking Price Of £190,000

Two Bedrooms

Freehold



LINK-DETACHED BUNGALOW

CHAIN FREE

LOW MAINTENANCE GARDEN

CLOSE TO LOCAL AMENITIES

GARAGE AND DRIVEWAY

TWO DOUBLE BEDROOMS

LOCAL BUS ROUTES

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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Offered with no onward chain, two double bedroom link-detached bungalow situated to the south side of Melton Mowbray. Within close proximity to local amenities, bus routes and the town centre.

The accommodation on offer comprises: porch, lounge, kitchen, family bathroom, two bedrooms and a conservatory. Outside the property benefits from ample off road parking, garage and low maintenance gardens.



PORCH Having a useful storage cupboard and a door through to the lounge.

LOUNGE 11' 1" x 13' 7" (3.39m x 4.16m) Having a front facing window, radiator, wall mounted gas fire, TV aerial point, new carpet flooring and a door to the inner hallway.

INNER HALL Having a built-in airing cupboard, new carpet flooring and doors off to:

KITCHEN/BREAKFAST ROOM 11' 3" x 6' 10" (3.44m x 2.1m) Fitted with a good range of wall, base and drawer units topped with work surfaces, breakfast bar, stainless steel sink and drainer, space and plumbing for a washing machine, integrated Cooke and Lewis oven and gas hob with extractor over. Window overlooking the garden, ample room for a fridge freezer, radiator and new vinyl flooring.

BATHROOM 5' 10" x 6' 1" (1.8m x 1.86m) Comprising of a panel bath with shower over and a glazed screen, low flush WC, vanity unit wash hand basin, wall cabinet and a heated towel rail. Obscure glazed window, tiled walls and flooring.

BEDROOM ONE 12' 9" x 8' 11" (3.9m x 2.73m) A good sized double room having a front facing window, radiator and new carpet flooring.

BEDROOM TWO 7' 8" x 8' 10" (2.36m x 2.71m) Another double room having patio doors to the conservatory, radiator and new carpet flooring.

CONSERVATORY 10' 2" x 7' 6" (3.1m x 2.3m) Having French doors to the rear garden making a great space to enjoy the garden through the seasons. Fitted shelving, radiator for year round comfort and new vinyl flooring.

FRONT ASPECT Having a low- maintenance front garden with gravel beds and mature shrubs. A driveway to the side provides ample off- road parking and leads to the garage, with gated access through to the rear garden.

GARAGE A brick- built garage fitted with an up- and- over door and a personnel door opening directly to the garden. The power supply is currently disconnected, and the roof was replaced in May this year.

REAR GARDEN Landscaped for easy maintenance, the rear garden features a patio seating area adjacent to the bungalow, a garden tap, gravel beds winding through a formal lawn, a garden shed and a further paved seating area at the rear of the garden to make the most of the day's sun.

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.

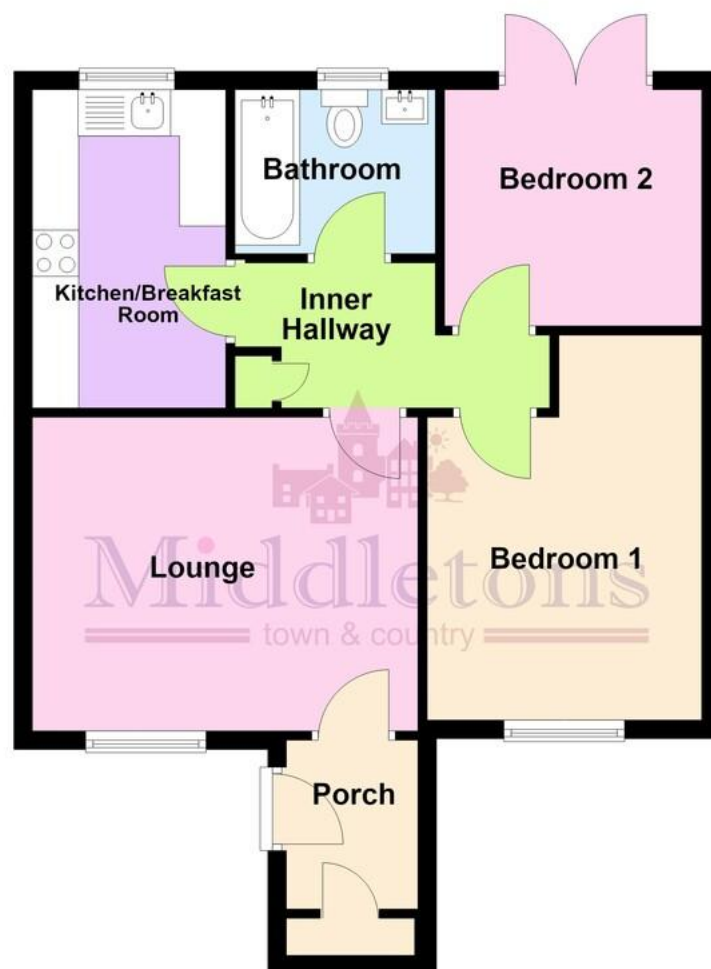
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Ground Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.