SPECK CLOSE, WALTHAM ON THE WOLDS

Asking Price Of £250,000

Two Bedrooms

Freehold

Middletons
town & country

- SEMI-DETACHED BUNGALOW
- OFF ROAD PARKING
- SHOWER ROOM
- GOOD COMMUTER LINKS
- MODERN BUILD
- TWO BEDROOMS
- VILLAGE LOCATION
- LOCAL AMENITIES
- COUNCIL TAX BAND B

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Modern semi-detached two bedroom bungalow, built by Bellway homes and still within its 10 year NHBC warranty is situated in the popular village of Waltham on the Wolds. Ideally placed for access to Melton Mowbray, Nottingham and Grantham with rail links to London Kings cross. The village benefits from a primary school, a school bus service to the Belvoir high school, public house, shop/post office, delicatessen and a medical practice.

The accommodation on offer comprises; entrance hall, lounge, kitchen, two bedrooms and a shower room. Outside the property benefits from off road parking and both front and rear gardens.

LOUNGE 11' 6" x 14' 5" (3.51m x 4.4m) Having French doors to the rear garden allowing natural light to filter into the room. Carpet flooring, radiator and a TV aerial point.

KITCHEN/BREAKFAST ROOM 8' 1" x 14' 0" (2.48m x 4.27m) Fitted with a sleek range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit with mixer tap over. Integrated appliance's comprise a dishwasher, washer dryer, fridge freezer, Zanussi oven and grill, gas hob with extractor over. Window and external door to the garden and LVT flooring.

BEDROOM ONE 11' 5" x 12' 4" (3.5m x 3.76m) Having a front facing window fitted with shutters for privacy, radiator, fitted wardrobes and carpet flooring.

SHOWER ROOM 9' 8" x 6' 4" (2.96m x 1.94m) Comprising of a walk-in shower cubicle, dual flush WC and a pedestal wash hand basin. Obscure glazed window for privacy, towel cupboard, radiator and LVT flooring.

BEDROOM TWO 9' 8" x 8' 2" (2.97m x 2.5m) Having a front facing window fitted with shutters for privacy, radiator, fitted wardrobe, dressing table and carpet flooring.

FRONT ASPECT To the front, the property is enhanced by a beautiful array of rose bushes, creating superb kerb appeal, with off- road parking to the side and gated access leading through to the rear garden.

REAR GARDEN The private east- facing garden enjoys a backdrop of mature trees, offering a peaceful and sheltered setting. A block- paved seating area sits adjacent to the property, complemented by additional decorative paving, leading onto a formal lawn edged with shrub and flower borders. Practical features include a wheelie- bin storage area, garden shed, outside tap, and courtesy lighting.

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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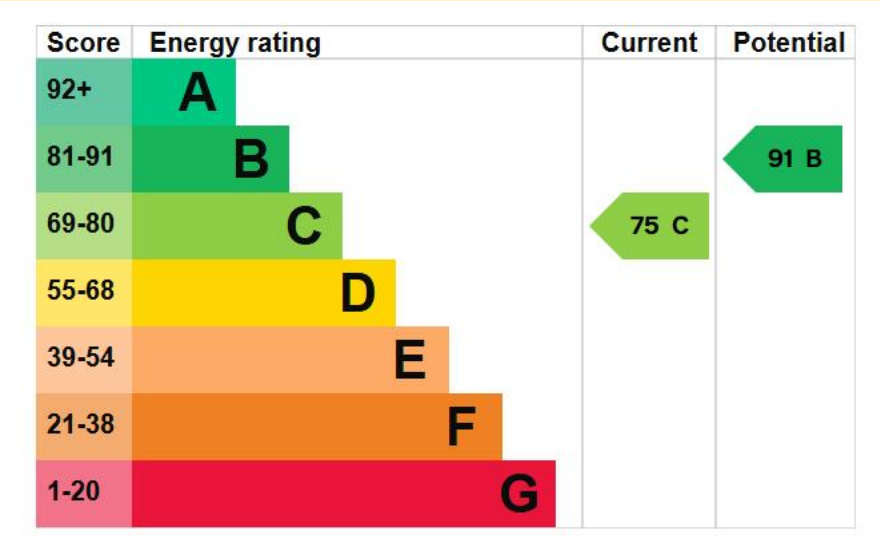
Ground Floor

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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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 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.