



## BEACONSFIELD ROAD, MELTON MOWBRAY

**Offers Over £220,000**

**Two Bedrooms**

**Freehold**



**DETACHED BUNGALOW**

**DRIVEWAY**

**GOOD SIZED REAR GARDEN**

**LOCAL AMENITIES NEARBY**

**GARAGE**

**CHAIN FREE**

**CLOSE TO LOCAL SCHOOLS**

**NORTH-WEST SIDE OF MELTON  
MOWBRAY**

**01664 566258**

**info@middletons.uk.com**









\*\*\*Offered with no onward chain\*\*Two bedroom detached bungalow situated to the North of Melton Mowbray on a popular residential area. Within walking distance of local schools and amenities and ideally situated for commuting to Nottingham, Newark and Leicester.

The accommodation on offer comprise; entrance hall, lounge, kitchen, bathroom and two bedrooms. Outside the property benefits from ample off road parking with space in front and to the side of the bungalow, a single garage and a good sized rear garden.

**ENTRANCE HALL** Part glazed door into the entrance hall, radiator, built-in storage cupboard and carpet flooring.

**LOUNGE** 17' 8" x 11' 11" (5.39m x 3.64m) Having a window and external door to the rear garden, obscure glazed window to the side, radiator, feature open fireplace and carpet flooring.

**KITCHEN** 12' 10" x 9' 8" (3.92m x 2.95m reducing to 2.43m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, ceramic sink and drainer unit, tiled splash backs, integrated dishwasher, brand new Logik eye level oven, Cooke and Lewis gas hob with extractor hood over. Window over looking the rear garden, external door to the garage and tiled flooring.

**BEDROOM ONE** 11' 1" x 13' 10" (3.38m x 4.24m) Having a bay window to the front aspect, radiator and carpet flooring.

**SHOWER ROOM** Comprising of a corner shower cubicle with shower riser and fixed waterfall shower head, pedestal wash hand basin, low flush WC and a heated towel rail. Obscure glazed windows, part tiled walls and tiled flooring.

**BEDROOM TWO** 11' 11" x 9' 3" (3.65m x 2.84m) Having a bay window to the front aspect, radiator and carpet flooring.

**FRONT ASPECT** Having been landscaped to provide off road parking to the front with a raised, low maintenance shrub garden behind and to the side. Further off road parking on the driveway to the side which leads to the single garage. Pathway and courtesy lighting to the front door.

**GARAGE** Having double doors, power and lighting, plumbing for a washing machine and door to the rear garden.

**REAR GARDEN** Private south facing garden having a decked seating area adjacent to the bungalow, garden tap, brick outhouse with WC, garden shed and greenhouse, formal lawn with flower and shrub borders and a further large garden shed.

**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.

**THIRD PARTY REFERRAL ARRANGEMENTS** Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit [middletons.uk.com/Referral-Fees](http://middletons.uk.com/Referral-Fees)







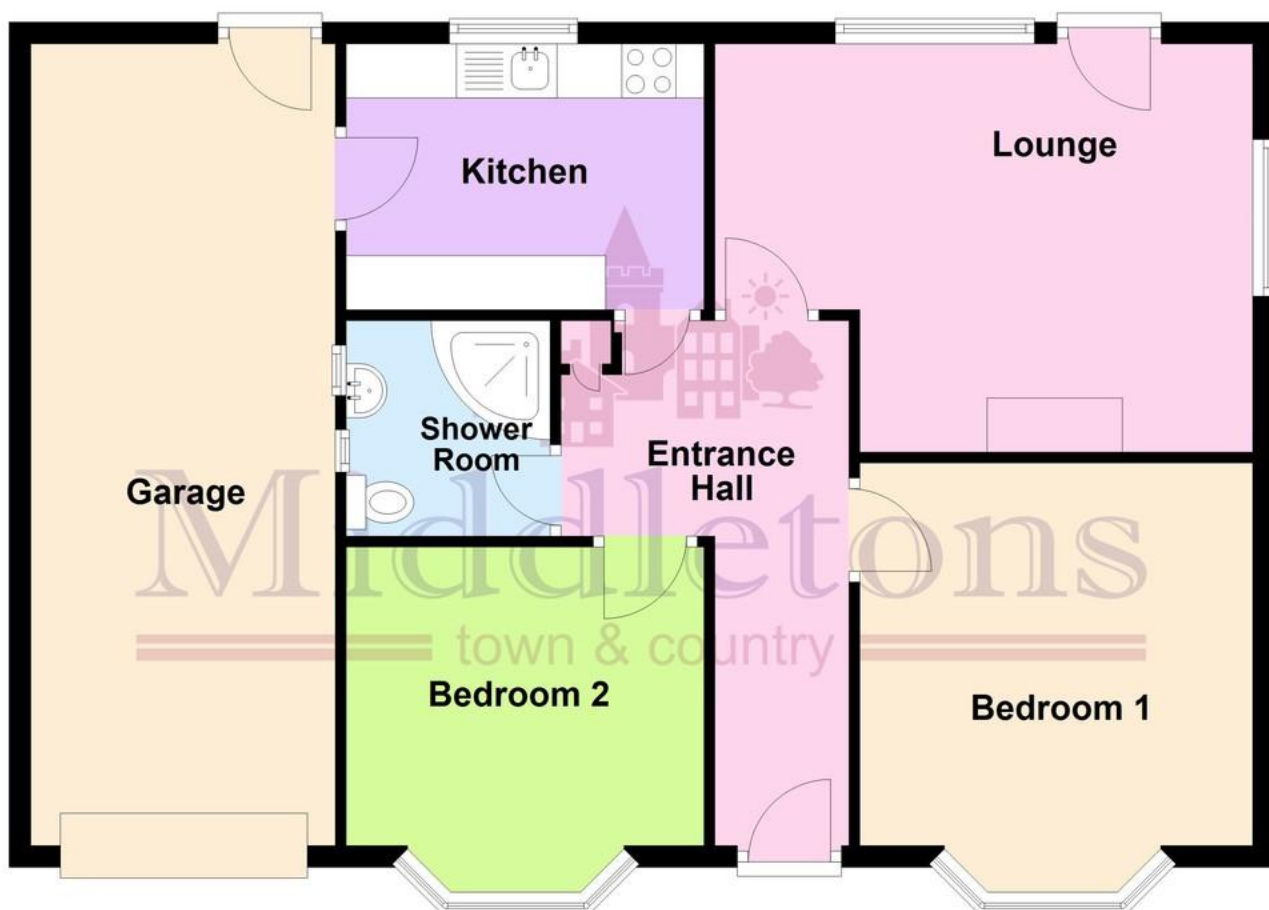








## Ground Floor



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		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.