



## TENNYSON WAY, MELTON MOWBRAY

Asking Price Of £285,000

Two Bedrooms

Freehold



**DETACHED BUNGALOW**

**CHAIN FREE**

**GENEROUS GARDENS**

**CLOSE TO THE MELTON COUNTRY PARK**

**GARAGES AND DRIVEWAY**

**TWO DOUBLE BEDROOMS**

**LOCAL AMENITIES NEARBY**

**NORTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

**01664 566258**

**info@middletons.uk.com**





Offered with no onward chain and in need of some modernisation, this two bedroom detached bungalow is situated on a popular estate to the north side of Melton Mowbray. Within close proximity to the Melton Country Park and within walking distance of the John Ferneley college and local amenities.

The accommodation on offer comprises; porch, entrance hall, lounge diner, kitchen, two double bedrooms and a wet room. Outside the property benefits from off road parking, double garages and a generous rear garden with a sun house and covered patio area.

**PORCH** Obscure glazed door and side panel allowing plenty of natural light to filter through, with a further obscure glazed door into the entrance hall.

**ENTRANCE HALL** Having a radiator, carpet flooring and doors off to;

**LOUNGE/DINER** 12' 2" x 13' 10" (3.73m max x 4.24m) Having dual aspect windows with fitted blinds, two radiators, TV aerial point, serving hatch to the dining area and carpet flooring.

**KITCHEN** 10' 4" x 8' 11" (3.17m x 2.74m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, plumbing for a washing machine, space for an under-counter fridge, space for a freestanding cooker with extractor hood over. Window with a fitted blind, external door to the rear porch and vinyl tiled flooring.

**REAR PORCH** Having a window and external door to the rear garden.

**BEDROOM ONE** 10' 10" x 12' 4" (3.32m x 3.76m) Having a window with fitted blind, radiator and carpet flooring.

**BEDROOM TWO** 11' 1" x 10' 9" (3.4m x 3.28m) Having a window with fitted blind, radiator and carpet flooring.

**WET ROOM** 7' 8" x 8' 2" (2.34m x 2.49m) Comprising of a shower with shower screening, wall mounted wash hand basin and a low flush WC. Obscure glazed window for privacy and radiator.

**FRONT ASPECT** Bordered with a low post and rail fence the front has been hard landscaped providing ample off road parking, ornamental shrub bed, double gates opening through to the garages and rear garden.

**DOUBLE GARAGE** Having electric roller doors to both garages, both having power and lighting and windows to allow natural light.

**REAR GARDEN** Having a crazy paved patio with a lawn to the side having planted borders. Pathway down to a further paved patio accommodating a new timber sun house with covered seating area. A further lawn with a paved pathway, mature trees and shrubbery.

**SUN HOUSE** A fantastic addition to the garden, offering a dedicated space for outdoor dining and relaxation. The sun house provides wonderful versatility, ideal as a home office, a creative hobby room, or simply a cosy retreat to enjoy the garden in comfort throughout the seasons.

**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.

**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)







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>74 C</b>
55-68	<b>D</b>	<b>66 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Ground Floor



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

**01664 566258**

[www.middletons.uk.com](http://www.middletons.uk.com)  
[info@middletons.uk.com](mailto:info@middletons.uk.com)

**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 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.