



CRANMERE ROAD, MELTON MOWBRAY

Asking Price Of £285,000

Two Bedrooms

Freehold



LINK-DETACHED BUNGALOW

TWO BEDROOMS

LOW MAINTENANCE GARDEN

MELTON COUNTRY PARK NEARBY

GARAGE AND DRIVEWAY

BEAUTIFULLY APPOINTED

LOCAL AMENITIES NEARBY

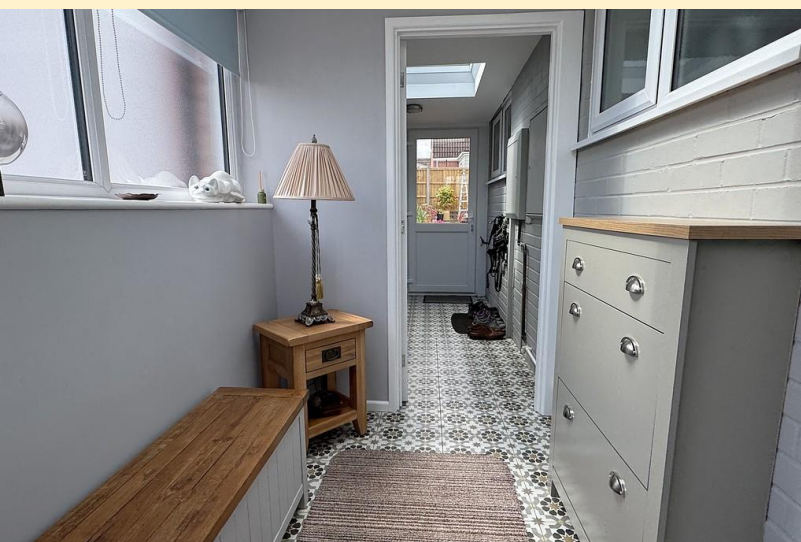
NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Beautifully presented two bedroom link-detached bungalow 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; entrance hall, spacious lounge diner, kitchen, utility room, porch, two bedrooms and a family bathroom. Outside the property benefits from off road parking, garage and a low maintenance, west facing rear garden.

PORCH 6' 0" x 9' 0" (1.85m x 2.76m) Part glazed door into the entrance porch having obscure glazed windows allowing natural light to filter through, tiled flooring continuing through to the utility room and a part glazed door to the hallway.

UTILITY ROOM 9' 11" x 5' 9" (3.04m x 1.76m) This handy space has ample room for white goods, a tap, window and external door to the rear garden and two Velux windows allow natural light throughout the day.

HALLWAY Obscure glazed door into the hallway, having laminate wood flooring, radiator and doors leading off to;

LOUNGE/DINER 18' 3" x 13' 11" (5.58m x 4.26m max) A generous and well proportioned room having a window and external door to the garden, vertical radiator, modern electric fireplace, TV aerial point, USB sockets and laminate wood flooring throughout.

KITCHEN 8' 2" x 10' 5" (2.5m x 3.18m) Fitted with a range of contemporary wall, base and drawer units with work surfaces over, soft under lighting, ceramic sink and drainer with mixer tap over. Integrated appliances comprise of a Beko slimline dishwasher, washing machine, fridge, AEG eye level oven and induction hob with a Zanussi extractor over. Windows and an external door to the garden with fitted blinds, USB sockets, built-in pantry housing boiler and laminate wood flooring.

BEDROOM ONE 10' 10" x 12' 0" (3.32m x 3.68m) Having a front facing window with fitted blinds, radiator and laminate wood flooring.

BEDROOM TWO 8' 2" x 8' 8" (2.5m x 2.65m) Having a front facing window with fitted blinds, radiator and laminate wood flooring.

BATHROOM 6' 8" x 6' 0" (2.05m x 1.85m) Comprising of a walk-in shower cubicle, vanity unit wash hand basin, dual flush WC and a heated towel rail. Obscure glazed window with fitted blind for privacy, LED lighting, wall cabinet, tiled walls and flooring with electric under-floor heating.

FRONT ASPECT Having a well established shrub and flower gravel bed to the front creating great kerb appeal, block paved driveway providing ample off road parking leading to the garage.

GARAGE 8' 10" x 17' 4" (2.7m x 5.3m) Having an up and over door, power and lighting and a personnel door to the rear garden.

REAR GARDEN Beautifully landscaped for easy maintenance, the garden features a block-paved patio adjacent to the bungalow, complete with a roll-out sun canopy. Sleeper steps rise to a gravelled area with raised flower, shrub and a vegetable bed and a charming sun house to enjoy the garden through 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.

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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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

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