

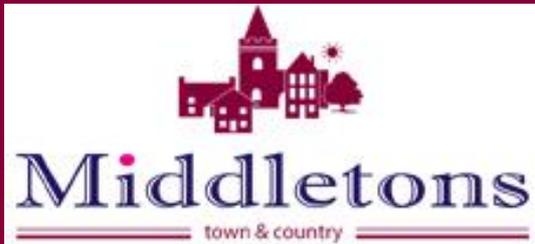


CRANMERE ROAD, MELTON MOWBRAY

Asking Price Of £289,950

Three Bedrooms

Freehold



LINK-DETACHED BUNGALOW

CHAIN FREE

LOW MAINTENANCE GARDEN

CLOSE TO LOCAL AMENITIES

GARAGE AND DRIVEWAY

THREE BEDROOMS

COUNTRY PARK NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

01664 566258

info@middletons.uk.com





Offered with no onward chain, this three 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, large conservatory, kitchen, three bedrooms and a family bathroom. Outside the property benefits from off road parking, garage and a low maintenance rear garden.



ENTRANCE HALL Part-glazed door opening into the entrance hall with built-in storage cupboards. The flooring transitions from laminate in the entrance area to carpet through the inner hall. Doors lead off to;

LOUNGE 14' 0" x 18' 2" (4.29m x 5.55m) A spacious and nicely proportioned reception room having double patio doors to the conservatory allowing natural light to filter through. Feature fireplace with a gas fire, two radiators, TV aerial point and carpet flooring.

CONSERVATORY 19' 5" x 10' 0" (5.93m x 3.06m) Generous conservatory having fitted blinds, radiator, electric sockets, lighting and carpet flooring.

KITCHEN 8' 1" x 10' 10" (2.47m x 3.32m) Fitted with a range of wall, base and drawer units topped with work surfaces, ceramic sink and drainer with mixer tap over, space for a free standing cooker with a pull out extractor hood over and plumbing for a washing machine. Integrated fridge and freezer. Window to the side with fitted blind and a further window with fitted blind and external door to the conservatory. Built-in storage cupboard, Worcester central heating boiler and tiled flooring.

BEDROOM ONE 10' 10" x 13' 5" (3.32m x 4.10m) Having a front facing bay window, radiator, fitted bedroom furniture and carpet flooring.

BEDROOM TWO 9' 9" x 8' 9" (2.98m x 2.69m) Having a front facing bay window, radiator, fitted wardrobes and carpet flooring.

BEDROOM THREE 5' 8" x 10' 1" (1.73m x 3.08m) This versatile space could be used as home office, having a rear facing window, radiator, small built-in wardrobe and carpet flooring.

BATHROOM 6' 7" x 5' 5" (2.03m x 1.67m) Comprising of a panel bath with shower over complemented with a folding shower screen, pedestal wash hand basin and a low flush WC. Extractor fan, wall cabinet, tiled walls and flooring.

FRONT ASPECT The driveway blends asphalt with attractive block paving, offering ample parking and a practical, low-maintenance approach. Courtesy lighting to the front door.

GARAGE 8' 7" x 17' 4" (2.63m x 5.30m) Having an electric roller door, power and lighting, personnel door to the rear garden.

REAR GARDEN The south-west facing garden is designed for easy living, with smart hard landscaping and two separate patio areas that follow the sun throughout the day. Raised gravel and slate beds are planted with mature shrubs. Garden tap and outdoor electric sockets and wood panel fencing secures the boundary.

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 | | 74 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Energy efficiency chart

01664 566258

www.middletons.uk.com
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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 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.