



DORIAN RISE, MELTON MOWBRAY

Asking Price Of £339,950

Two Bedrooms

Freehold



DETACHED BUNGALOW

CHAIN FREE

LOW MAINTENANCE GARDEN

CLOSE TO THE TOWN CENTRE

GARAGE AND DRIVEWAY

ENSUITE SHOWER ROOM

LOCAL AMENITIES NEARBY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Offered with no onward chain, this two double bedroom detached bungalow is situated to the south side of Melton Mowbray. Within close proximity to local schools, amenities and the town centre.

The accommodation on offer comprises; entrance hall, lounge diner, kitchen, two double bedrooms, ensuite shower room and a family bathroom. Outside the property benefits from ample off road parking, garage and good sized, low maintenance garden.



ENTRANCE HALL Obscure glazed French doors allow natural light to filter into the spacious entrance hall. Having a radiator and carpet flooring and wood doors off to;

LOUNGE/DINER 22' 1" x 13' 8" (6.75m x 4.18m) A generous reception room having ample space for a dining table, two rear facing windows, one of which is a full picture window allowing plenty of natural light, two radiators, TV aerial point, feature fireplace with gas fire and carpet flooring.

KITCHEN 10' 0" x 11' 1" (3.05m x 3.38m) Fitted with a range of Oak wall base and drawer units topped with work surfaces, sink with drainer, space and plumbing for a washing machine. Integrated, eye level Creda electric double oven and grill, gas hob with pull out extractor hood over. Front facing window, external door to the garden, space for a fridge freezer and laminate wood flooring.

BATHROOM 8' 11" x 7' 0" (2.73m x 2.15m) Comprising of a panel bath, low flush WC, pedestal wash hand basin with cabinet above. Obscure glazed window for privacy, radiator, airing cupboard housing the hot water tank and carpet flooring.

BEDROOM ONE 10' 11" x 11' 6" (3.33m x 3.52m) Having a rear facing window, radiator, bespoke fitted John Smith Pine wardrobes and carpet flooring.

ENSUITE 2' 9" x 8' 4" (0.86m x 2.55m) Comprising of a low flush WC, wall mounted wash hand basin and a shower cubicle. Obscure glazed window for privacy, radiator and carpet flooring.

BEDROOM TWO 9' 11" x 11' 9" (3.03m x 3.60m) Having a front facing window, radiator and carpet flooring.

FRONT GARDEN A very generous hard landscaped front garden, ideal for caravan and motorhome storage. Block paved driveway providing ample off road parking and leading to the garage and gated access to the garden.

GARAGE 8' 5" x 16' 10" (2.58m x 5.14m) Having an up and over manual door, power and light connected. Window to the rear and a personnel door to the garden.

REAR GARDEN Landscaped for easy maintenance complete with garden tap. Planted raised border, David Austin rose bushes and mature shrubs. Brick walling to the roadside boundary and wood panel fencing to the other.

AGENTS NOTE TENURE Freehold. Please note that any services, heating, systems or appliances have not been tested by Middleton's, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 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 and 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.