



JOHNSON CLOSE, MELTON MOWBRAY

Asking Price Of £265,000

Two Bedrooms

Freehold



SEMI-DETACHED BUNGALOW

CHAIN FREE

EAST FACING GARDEN

CLOSE TO THE MELTON COUNTRY PARK

GARAGE/ CARPORT/DRIVEWAY

TWO DOUBLE BEDROOMS

LOCAL AMENITIES NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





A beautifully maintained and thoughtfully improved two double bedroom semi- detached bungalow, set on a generous plot within a quiet cul- de- sac on the north side of town. 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: breakfast kitchen, lounge, two double bedrooms and a family bathroom. Outside the property benefits from off road parking, carport/utility area, garage and a well maintained garden.

KITCHEN/BREAKFAST ROOM 12' 9" x 11' 5" (3.9m x 3.48m) A Howdens- fitted kitchen offering a smart range of wall, base and drawer units topped with return work surfaces and a one- and- a- half bowl sink and drainer. Integrated appliances include a Belling electric oven, Hotpoint induction hob with extractor, and a fridge and freezer. The space enjoys dual- aspect windows and an external door leading to the carport, along with inset LED lighting, USB sockets, radiator, and a built- in storage cupboard. There is space for a breakfast table, complemented by cushioned vinyl flooring for a practical, comfortable finish.

LOUNGE 10' 11" x 18' 2" (3.35m x 5.56m) A nicely proportioned room featuring a walk- in bay window to the front aspect and a multi- fuel log burner set within an exposed brick fireplace topped with a beam mantle. The space includes a radiator, TV point and new carpet flooring, creating a warm and comfortable setting.

BATHROOM 7' 9" x 5' 8" (2.38m x 1.75m) Comprising a panel bath with shower over and glazed shower screen, low flush WC and a pedestal wash hand basin. Obscure glazed window for privacy, radiator and vinyl flooring.

BEDROOM ONE 12' 8" x 11' 1" (3.87m x 3.38m) Having a window with views of the garden, radiator, fitted wardrobes and new carpet flooring.

BEDROOM TWO 11' 5" x 9' 9" (3.5m x 2.98m) Having patio doors to the rear garden and new carpet flooring.

FRONT ASPECT With paving and gravel bed to the front of the property for low maintenance and a driveway to the side providing off road parking and leading to the carport.

CARPORT Having double doors and a personnel door into the carport, garden tap, lighting, cupboard housing the meters and access to the garage and rear garden. Utility area fitted with a base unit topped with work surfaces, sink and drainer unit with space and plumbing for a washing machine.

GARAGE Having a manual up and over door, power and lighting.

REAR GARDEN This private, east facing garden has hard landscaping adjacent to the bungalow with a log store. Paving frames a well tended lawn with flower and shrub border, a garden shed sits on a gravel bed with further paving to the side.

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		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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www.middletons.uk.com
info@middletons.uk.com

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