

REDWOOD AVENUE, MELTON MOWBRAY

Asking Price Of £325,000

Three Bedrooms

Freehold

Middletons
town & country

- DETACHED BUNGALOW
- CHAIN FREE
- GOOD SIZED GARDEN
- CLOSE TO THE MELTON COUNTRY PARK
- GARAGE AND DRIVEWAY
- THREE BEDROOMS
- LOCAL AMENITIES NEARBY
- NORTH SIDE OF MELTON MOWBRAY
- COUNCIL TAX BAND D

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Offered with no onward chain this beautifully presented three bedroom detached bungalow, quietly positioned at the end of a tucked- away cul- de- sac within this well- regarded residential area on the north side of town, perfectly placed for easy access to the Melton Country Park and the town centre.

The accommodation includes an inviting entrance hall, a well- proportioned kitchen diner, a comfortable lounge and a bright conservatory that opens directly onto the garden. There are three bedrooms and a modern shower room. Externally, the property offers ample off- road parking, a garage and a good- sized, landscaped rear garden designed for low- maintenance enjoyment.

ENTRANCE HALL A part-glazed front door with a frosted side window allows natural light to filter into the hall. There is a built-in airing cupboard housing the Ideal central heating boiler, along with a hatch providing access to a part-boarded and insulated loft area. Smart oak internal doors lead through to the remainder of the accommodation, and the hall is finished with quality Karndean flooring and a radiator.

KITCHEN/DINER 16' 10" x 9' 9" (5.15m x 2.98m) Fitted with a modern range of wall, base and drawer units topped with overlay Quartz work surfaces, stainless steel sink and drainer unit with mixer tap over, space and plumbing for a washing machine. There is provision for a freestanding cooker with extractor hood above, alongside integrated appliances including a Beko dishwasher and fridge freezer. Two front-facing windows with fitted blinds draw in natural light, complemented by a radiator, a defined dining area and Karndean flooring.

LOUNGE 12' 3" x 11' 4" (3.75m x 3.47m) A well-proportioned living space that opens directly into the conservatory, allowing natural light to pour through both areas. A radiator, TV aerial point and Kardean flooring.

CONSERVATORY 9' 7" x 10' 9" (2.93m x 3.28m) A part-brick, double-glazed room with a clear glass roof that fills the space with soft, natural light and French doors open out to the rear garden, giving an easy flow between indoors and outside. Comfortable year-round with radiator heating, remote controlled blinds, power and lighting, and finished with Kardean flooring.

SHOWER ROOM 6' 5" x 6' 1" (1.98m x 1.87m) A smart three-piece suite comprising a low-flush WC, a heated towel rail, a vanity-unit wash hand basin with storage above and below, and an independent walk-in double shower cubicle finished with mermaid boarding Obscure glazed window for privacy, extractor fan and Kardean flooring.

BEDROOM ONE 9' 9" x 12' 6" (2.98m x 3.83m) A generous double with a front facing window fitted with a blind, radiator and carpet flooring.

BEDROOM TWO 8' 9" x 11' 3" (2.69m x 3.45m) Another double room with a rear facing window fitted with a blind with views of the garden, radiator and carpet flooring.

BEDROOM THREE 8' 4" x 8' 11" (2.55m x 2.74m) A single bedroom with a rear-facing window overlooking the garden, radiator, TV aerial point, carpet flooring and a range of fitted furniture including a wardrobe, cupboard and desk.

FRONT ASPECT Turning off Redwood Avenue at number 140 leads to a driveway offering ample off-road parking, neatly framed by shingled borders and enhanced with courtesy lighting. Side gated access provides a practical route through to the rear garden.

GARAGE 17' 0" x 12' 7" (5.2m x 3.86m) A brick-built detached garage with an electric roller door to the front, power and light connected, and a personal door to the side.

REAR GARDEN A beautifully tended east-facing garden enjoying a flat and easily usable layout, offering an extensive patio area with courtesy lighting, power points and an outside tap. The rear section is mainly laid to lawn, edged with flowers, shrubs and shingled borders, and includes a small vegetable garden with raised beds. Towards the bottom of the plot sits a wooden summer house with bi-folding doors and its own patio area. To one side of the property is a further generous patio space with two sets of gates leading to the front, along with two wooden sheds. The garden is largely enclosed by panelled fencing, creating a private and well-structured outdoor setting.

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.

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LOVE




ECOVER



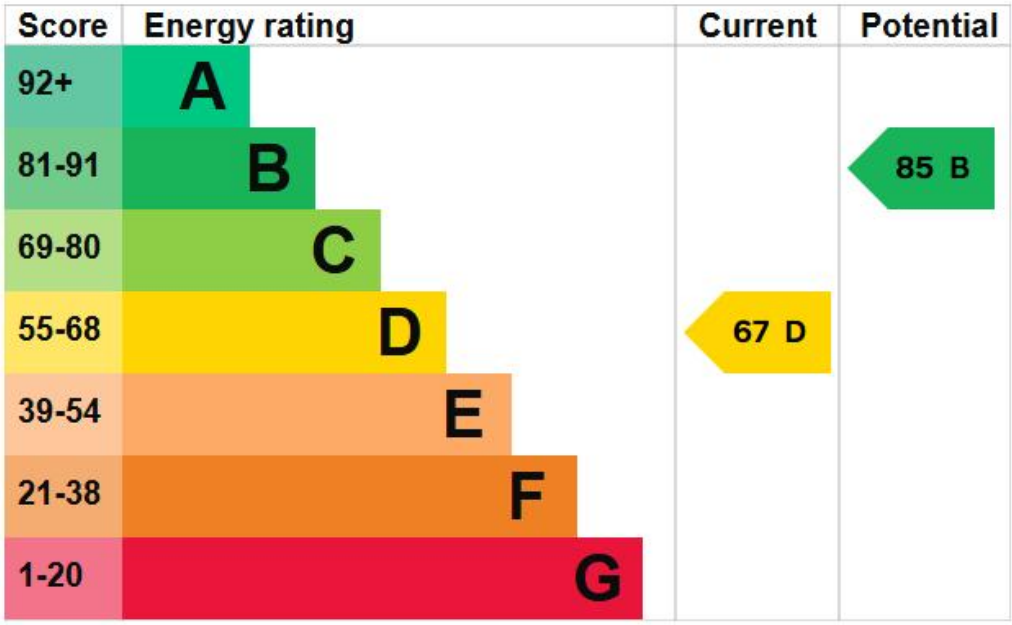

EPSON



Ground Floor



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Plan produced using PlanUp.



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