



TENNYSON WAY, MELTON MOWBRAY

Asking Price Of £295,000

Two Bedrooms

Freehold



DETACHED BUNGALOW

CHAIN FREE

GENEROUS GARDENS

CLOSE TO THE MELTON COUNTRY PARK

GARAGES AND DRIVEWAY

TWO DOUBLE BEDROOMS

LOCAL AMENITIES NEARBY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND D

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Offered with no onward chain and in need of some modernisation, this two bedroom detached bungalow is 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; porch, entrance hall, lounge diner, kitchen, two double bedrooms and a wet room. Outside the property benefits from off road parking, double garages and a generous rear garden with a sun house and covered patio area.

PORCH Obscure glazed door and side panel allowing plenty of natural light to filter through, with a further obscure glazed door into the entrance hall.

ENTRANCE HALL Having a radiator, carpet flooring and doors off to;

LOUNGE/DINER 12' 2" x 13' 10" (3.73m max x 4.24m) Having dual aspect windows with fitted blinds, two radiators, TV aerial point, serving hatch to the dining area and carpet flooring.

KITCHEN 10' 4" x 8' 11" (3.17m x 2.74m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, plumbing for a washing machine, space for an under-counter fridge, space for a freestanding cooker with extractor hood over. Window with a fitted blind, external door to the rear porch and vinyl tiled flooring.

REAR PORCH Having a window and external door to the rear garden.

BEDROOM ONE 10' 10" x 12' 4" (3.32m x 3.76m) Having a window with fitted blind, radiator and carpet flooring.

BEDROOM TWO 11' 1" x 10' 9" (3.4m x 3.28m) Having a window with fitted blind, radiator and carpet flooring.

WET ROOM 7' 8" x 8' 2" (2.34m x 2.49m) Comprising of a shower with shower screening, wall mounted wash hand basin and a low flush WC. Obscure glazed window for privacy and radiator.

FRONT ASPECT Bordered with a low post and rail fence the front has been hard landscaped providing ample off road parking, ornamental shrub bed, double gates opening through to the garages and rear garden.

DOUBLE GARAGE Having electric roller doors to both garages, both having power and lighting and windows to allow natural light.

REAR GARDEN Having a crazy paved patio with a lawn to the side having planted borders. Pathway down to a further paved patio accommodating a new timber sun house with covered seating area. A further lawn with a paved pathway, mature trees and shrubbery.

SUN HOUSE A fantastic addition to the garden, offering a dedicated space for outdoor dining and relaxation. The sun house provides wonderful versatility, ideal as a home office, a creative hobby room, or simply a cosy retreat to enjoy the garden in comfort throughout 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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