

5 Manor Close, Melton Mowbray, Leicestershire. LE13 1RW


£395,000 Freehold

FOR SALE



Thringstone
20-22, Main Street, Thringstone, Coalville, LE67 8NA



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PROPERTY DESCRIPTION

Reddington sales and lettings are delighted to bring to market this extremely spacious 2 bedroom detached bungalow which is situated on the north side of Melton Mowbray town. The property occupies a delightful cul de sac position on the highly desirable Thorpe Park development. The property is well placed for Melton's Country Park, the town centre, excellent schooling as well as providing easy access to Grantham via the A607 where you can catch the fast train to London. The bungalow benefits from a wide plot with detached double garage.

Accommodation to include a through Lounge/ Diner, Kitchen with separate Dining area off (potential third bedroom if required) Main bedroom with ensuite shower room, Double Bedroom and Bathroom. The property is in need to some upgrading. VIEWING IS HIGHLY RECOMENDED. NO CHAIN. EPC D, COUNCIL TAX BAND E

FEATURES

- Detached bungalow
- Cul de sac location
- Highly Desirable Location
- Thorpe Park
- Well placed for Melton Country Park
- Detached Double Garage
- NO CHAIN
- En suite to bedroom one
- Low maintenance front garden



ROOM DESCRIPTIONS

Entrance Hall

1.48m x 3.68m (4' 10" x 12' 1")

Property is entered via wooden door with frosted window to side. Radiator, pendant lighting.

Lounge Diner

3.61m x 7.53m (11' 10" x 24' 8")

Bay fronted, uPVC glazed window to front aspect. Through lounge diner. Adams style fire surround, gas coal effect fire with marble hearth. Pendant lighting, double and single panel radiators. uPVC sliding patio doors opening out onto rear garden.

Kitchen

3.05m x 2.85m (10' 0" x 9' 4")

With a range of solid dark oak effect base and eye level units. Integrated four ring gas hob, single Zanussi Oven. Stainless steel one and half bowl drainer sink, space and plumbing for washing machine, under counter fridge. Wall hung Worcester Boiler, uPVC double glazed window and frosted door opening out onto garden. Archway leading to.

Dining Area

2.36m x 2.44m (7' 9" x 8' 0")

With uPVC bay window, single panel radiator, vinyl flooring, pantry.

Bedroom 1

3.21m x 4.26m (10' 6" x 14' 0")

A larger than average main bedroom with window to front aspect, carpeted, single panel radiator, pendant lighting.

Ensuite Shower Room

1.87m x 2.06m (6' 2" x 6' 9")

in need of upgrading, separate shower, low flush WC, Basin, uPVC window to side aspect.

Bedroom 2

2.94m x 3.07m (9' 8" x 10' 1")

uPVC double glazed window to rear aspect. A double bedroom, radiator pendant lighting.

Bathroom

2.13m x 1.87m (7' 0" x 6' 2")

In need of upgrading, three piece bathroom with frosted uPVC window to side aspect.

Garden

A wide plot with patio area mature shrubs, outside tap. Enclosed and accessed by a side gate leading to double drive. A side personnel door leads garage.

Detached Garage

Detached double garage with light and power.

Directions

Proceed out of the town of Melton Mowbray along Thorpe Road (A607) for approximately one mile, then fork left onto Melton Spinney and take the next left turn into Carnegie Crescent and then the second left turn into Manor Close, on entering the close the property is located just in front of you, identified by Reddington's For Sale Board.

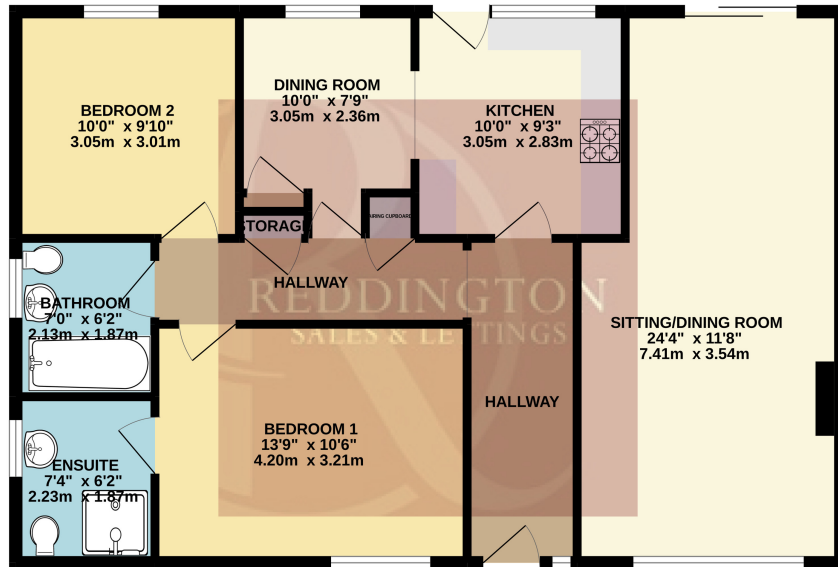
Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.



FLOORPLAN & EPC

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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