



3 CANTERBURY DRIVE

MELTON MOWBRAY, LE13 0PG

Guide price:

£225,000

NO CHAIN

A two bedroom detached bungalow situated at the end of a cul-de-sac to the north of the town. Gas fired central heating, upvc double glazing, Entrance Porch, Lounge, Fitted Dining Kitchen, covered Side Lobby, Inner Hallway, two Bedrooms and Bathroom. Gardens to front and rear and driveway along with further hardstanding and single garage.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Pleasant location



This two bedroom detached bungalow was built by Jelsons and is situated at the end of a cul-de-sac within a small development to the north of the town. The property has upvc double glazed windows and gas fired central heating and includes Entrance Porch, Lounge, Fitted Dining Kitchen, covered Side Lobby, Inner Hallway, two Bedrooms and Bathroom. Outside offers a front garden, lawned side garden and partly walled enclosed rear garden with a driveway leading to a single garage and further gated hardstanding.

Viewing highly recommended

ACCOMMODATION

ENTRANCE PORCH with door to the front and window to the side (not double glazed) and built-in storage cupboard. Door to:-

LOUNGE having bay window to the front and a further window to the side, fitted gas fire with wooden surround, radiator, door to Inner Hallway and door to:-

DINING KITCHEN having windows to the front and side, door to the side, a range of base and wall units with work surfaces, stainless steel sink top, space for electric cooker, space for fridge freezer and washing machine, ceramic tiled splashbacks, radiator and wall mounted central heating boiler.

COVERED SIDE PORCH with doors to the front and rear.

INNER HALLWAY having airing cupboard and hot water cylinder.

BEDROOM ONE having window to the rear, radiator and a range of fitted wardrobes and cupboards.

BEDROOM TWO having window to the rear, radiator and fitted cupboards.

BATHROOM having window to the side with suite comprising w.c., wash basin and bath with electric shower above, fully tiled walls and radiator.

OUTSIDE: To the front of the property is a lawned garden which extends to the side, steps and pathway leading to the front door and a variety of flower and shrub beds. The rear garden is partially walled and offers a good level of privacy having a patio area with steps up to a lawn, well stocked flower and shrub beds, a further patio area to the top of the garden and summer house. To the rear is a driveway/off-road parking giving access to the single brick built garage with up-and-over door to the front and personnel door to the side. There is further gated hardstanding which could be incorporated into the garden if so wished.



GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains gas, electricity, water and drainage.

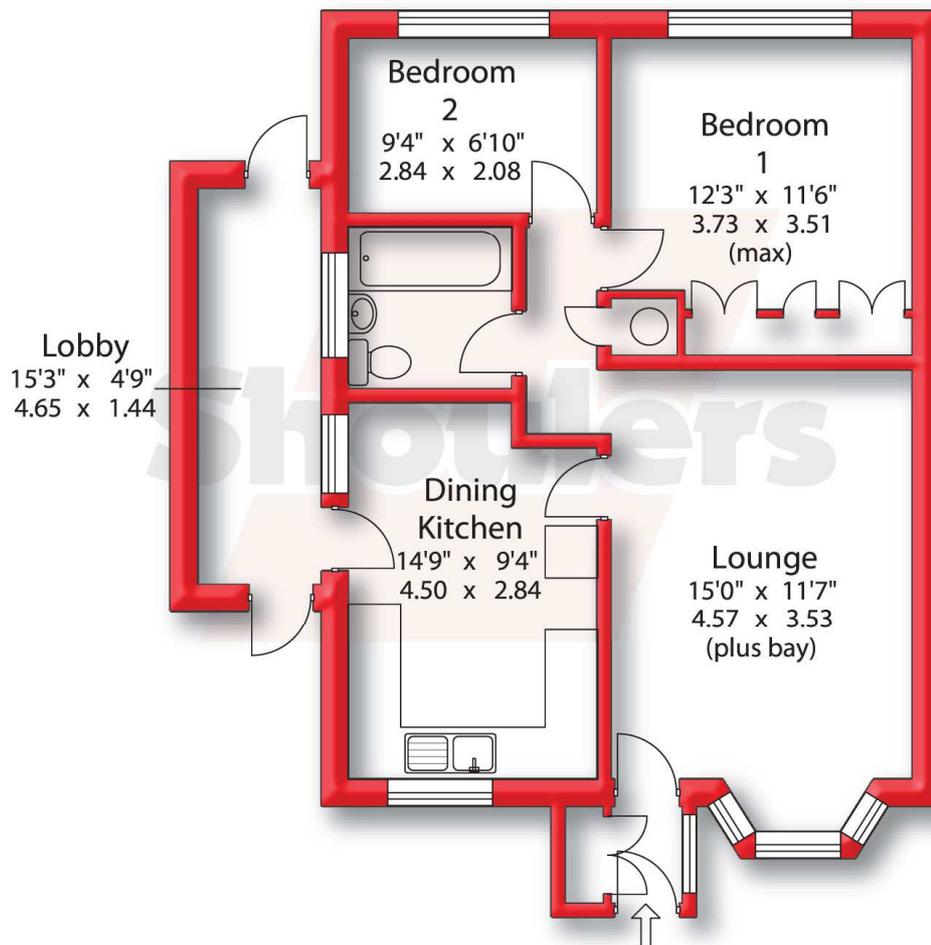
COUNCIL TAX: Melton Borough Council (01664) 502502.

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

DIRECTIONS: Leave the town centre via Nottingham Road and prior to leaving the town take the left hand turning into St Bartholomews Way, left again into Canterbury Drive and continue to the very end of the cul-de-sac. The bungalow will be found on the left hand side.

FLOOR PLAN

3 Canterbury Drive.
 Approx Gross Floor Area = 730 Sq. Feet
 = 67.67 Sq. Metres



For illustrative purposes only. Not to scale.
 Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

Wilton Lodge, Wilton Road,
 Melton Mowbray, Leicestershire LE13 0UJ

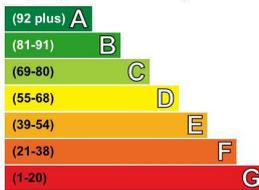
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www.shoulers.co.uk
 housesales@shoulers.co.uk
 lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
56	86