



**Connells**

Eastfield Avenue  
Melton Mowbray



## Property Description

An extended two-bedroom semi-detached bungalow situated within a well-established and consistently popular area of Melton Mowbray.

Eastfield Avenue is a well-regarded residential location, conveniently placed for local shops, bus routes and easy access into Melton Mowbray town centre.

The accommodation has been extended to the rear, with a generous living room, extended dining room, fitted kitchen and two well-proportioned bedrooms. The additional space created by the extension gives the property a bit more flexibility depending on how a buyer wants to use it.

The bungalow is well presented overall, while still offering scope for a buyer to update or personalise in places if desired.

Externally, there is a private low-maintenance rear garden which provides access through to the driveway providing off-road parking and to the single garage.

## Entrance Porch

## Entrance Hall

With access through to the majority of the property, you will also find the airing cupboard.

## Living Room

This sizeable, living room you will find an electric fire, a radiator, two double-glazed windows to the side, a double-glazed window to the front and this room also opens into the dining room

## Dining Room

This extended dining room creates a lovely open-plan living/dining room that is dual aspect and follows through into the kitchen.

## Kitchen

With double-glazed doors leading into the garden you will find in this kitchen, a gas cooker, extractor fan, sink, space for a washing machine, space for a dishwasher and a radiator.

## Bedroom One

In bedroom one you will find carpet under-foot, a radiator and a double-glazed window to the rear.

## Bedroom Two

In bedroom two you will find carpet under-foot, a radiator and a double-glazed window to the front.

## Family Bathroom

In the family bathroom you will find a w/c, a sink, a bath, a heated towel radiator and a

double-glazed window to the front.

## Exterior

### Front Garden

To the front you will find a low-maintenance front garden and ample off-road parking for multiple vehicles in front of the garage.

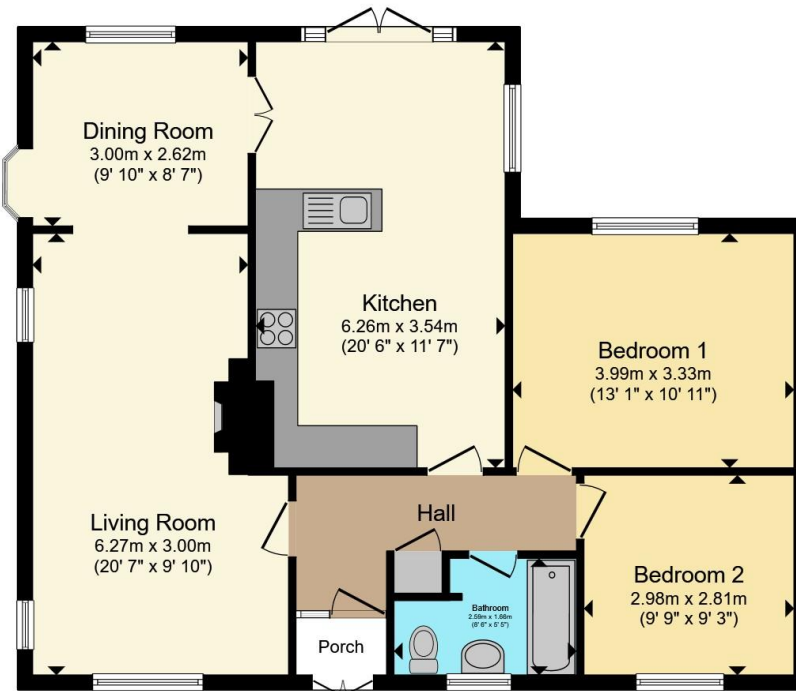
### Rear Garden

To the rear you will find a low-maintenance rear garden.

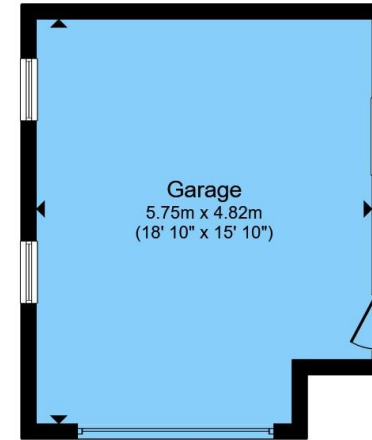








**Ground Floor**



**Garage**

Total floor area 111.2 m<sup>2</sup> (1,197 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: MOW307979 - 0002