



# 17 BEAUMONT GARDENS

MELTON MOWBRAY, LE13 1UJ

Guide Price:  
**£155,000**  
NO CHAIN

A detached two bedroom bungalow situated within a very quiet residential cul-de-sac convenient for Redwood Fields Park and Melton Country Park to the north of the town centre. Upvc double glazed windows, gas fired central heating with combi boiler, Entrance Porch, Hall, Lounge/Dining Room, Conservatory, Fitted Kitchen, two Bedrooms and Bathroom. Front garden, enclosed rear garden, parking and single garage.

Viewing is strictly by appointment with the sole agents.

**Tel: 01664 410166**

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



## ACCOMMODATION

**ENTRANCE PORCH** with doors to both front and rear and side window. Door leading to:-

**ENTRANCE HALL** with radiator.

**BEDROOM ONE** having window to the front, radiator and an extensive range of fitted wardrobes and cupboards.

**BEDROOM TWO** having window to the front and radiator.

**LOUNGE/DINING ROOM** having window and door to the rear (not double glazed) leading to the Conservatory, two radiators and stone fire surround.

**KITCHEN** having window to the side and door to the rear, a range of fitted base and wall units, work surfaces, stainless steel sink top, space for gas cooker, space and plumbing for washing machine, space for fridge freezer and built-in boiler cupboard housing the Worcester combination boiler.

**CONSERVATORY** of upvc construction with double glazed windows and door to the side giving access to the garden.

**OUTSIDE:** There is a footpath leading to the front door and mainly gravelled garden with a variety of shrubs and bushes. Enclosed rear garden laid mainly to patio with flower beds and borders, greenhouse and timber garden shed. The property also has a parking space to the front and a single garage situated in a block close by.



## 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.

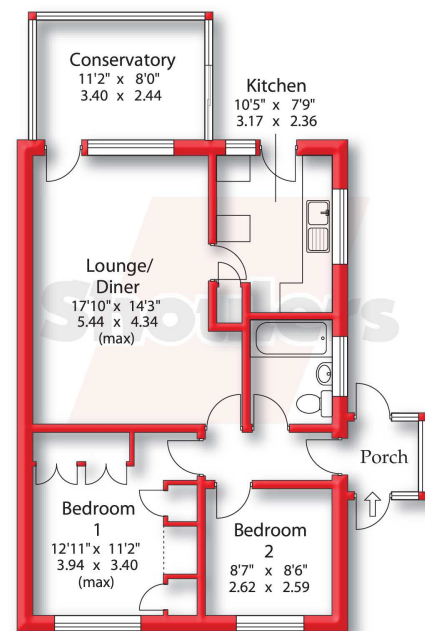
**SERVICES:** Mains gas, electricity, water and drainage.

**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 Scafford Road and take the second turning right into Laycock Avenue and second left into Wycliffe Avenue. Prior to reaching the shops turn right into Cranmere Road and follow the road round to the left taking the left hand turning into Beaumont Gardens. No. 17 will be found on the left hand side set back slightly from the road.

17 Beaumont Gardens.  
Approx Gross Floor Area = 743 Sq. Feet  
= 68.87 Sq. Metres



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

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