## Chapel Lane, Wymondham

Melton Mowbray, Leicestershire, LE14 2AA

NEWTONFALLOWELL

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## £358,000 Freehold

Situated in the sought-after village of Wymondham within a short driving distance to the popular picturesque market town of Oakham is this detached bungalow which has been constructed with Clipsham stone. Built to a high specification with underfloor heating throughout the property boasts flexible accommodation and comprises an entrance hall, lounge, kitchen breakfast, family bathroom and three bedrooms with the master featuring its own en-suite shower room. Being sold with NO ONWARD chain this property is a must view at the earliest convenience to appreciate its size, finish and location!

Entering via the front into the spacious entrance hall you are welcomed via the doors into the living accommodation. The master bedroom sits to the front of the bungalow and features its own modern en-suite shower room. Bedroom two and the lounge sit to the rear. The light and airy lounge features doubles aspect windows and French doors giving easy access to the rear garden. The modern and contemporary kitchen breakfast has a range of square edge granite work tops, Cooke and Lewis solid wood wall and base units in cream, stainless steel sink and drainer, high rise mixer tap, integrated oven, four ring induction hob with an extractor canopy hood above, space and plumbing for under counter washing machine, dishwasher and fridge, cupboard housing the central heating boiler. The bungalow is finished with a further bedroom sitting the front aspect and the family three piece bathroom.

Externally the rear is exceptionally well kept. There is an extensive gravelled frontage providing ample off-road parking with a dwarf stone wall boundary and path giving access to both sides of the property. The enclosed rear garden has an Indian natural stone patio seating area with the majority laid to lawn and a stone wall and fenced boundary.

**Entrance Hall**

**Breakfast Kitchen**
20'9 x 13'9 (6.32m x 4.19m)

**Living Room**
13'8 x 12'9 (4.17m x 3.89m)

**Master Bedroom**
12'0 x 10'2 (3.66m x 3.10m)

**En-Suite Shower Room**
6'5 x 4'9 (1.96m x 1.45m)

**Bedroom Two**
10'6 x 8'6 (3.20m x 2.59m)

**Bedroom Three**
9'0 x 7'3 (2.74m x 2.21m)

**Bathroom**
6'3 x 6'0 (1.91m x 1.83m)

**Outside**
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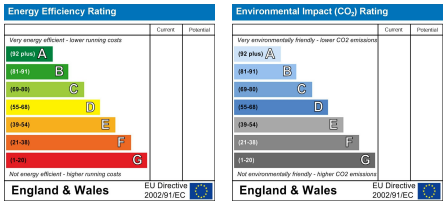





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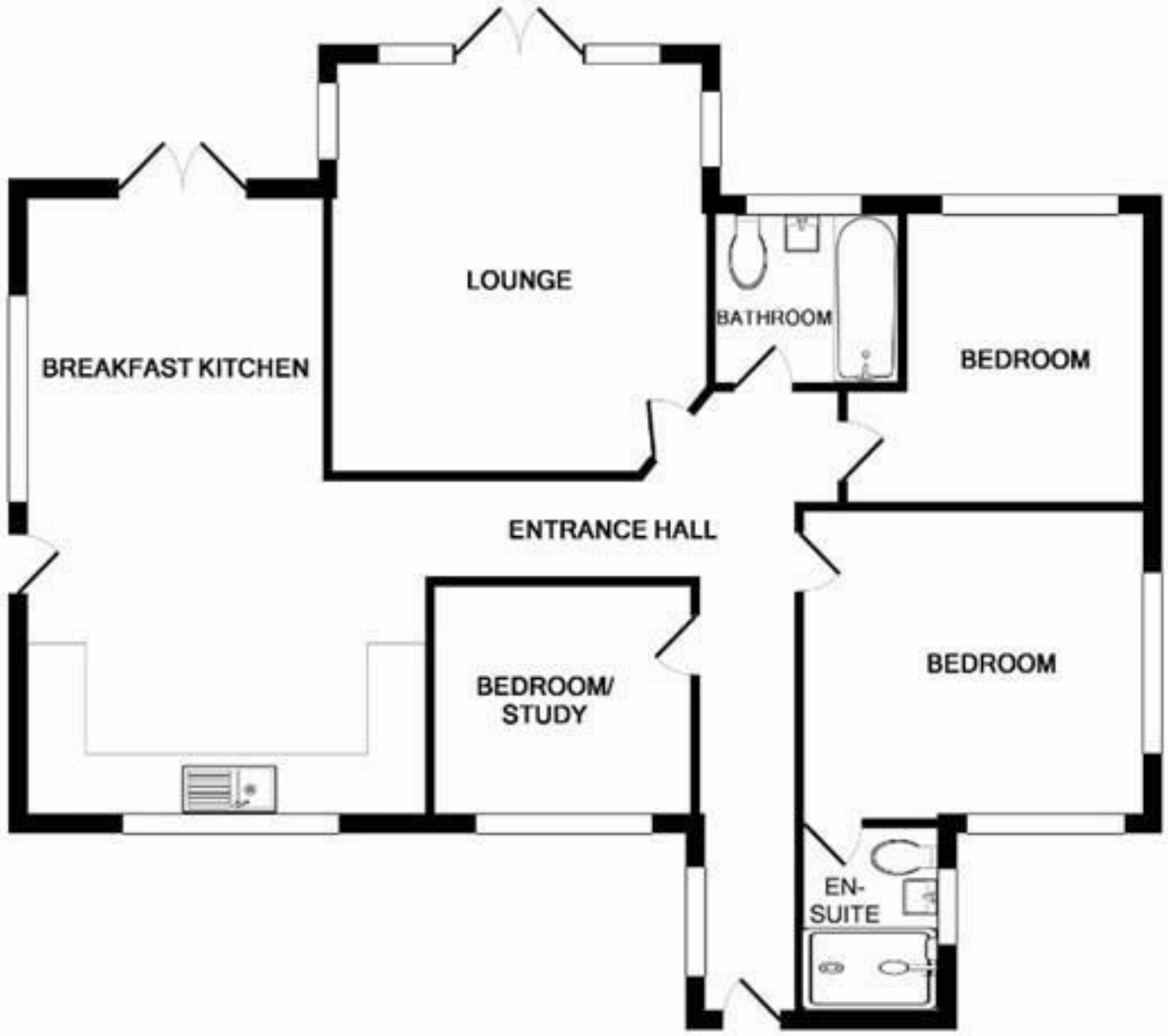


TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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