



14 Swallowdale Road, Melton Mowbray, Leicestershire, LE13 0AU
£265,000



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DESCRIPTION

Much-improved detached house with single garage and attractively landscaped, good-size gardens set in an established residential area within easy walking distance of a well-regarded primary school.

Benefiting from gas-fired central heating system and double glazing throughout, the property offers beautifully presented accommodation which briefly comprises:

GROUND FLOOR: Entrance Porch, Lounge/Diner, Kitchen; FIRST FLOOR: three Bedrooms, refitted Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Double-glazed entrance door, tiled floor, space for coats and shoes, internal double doors leading to Lounge Area.

Open-plan Lounge/Diner:

Lounge Area 4.22m x 4.88m incl stairs (13'10" x 16'0" incl stairs)

Livio electric log-effect burner set on a raised hearth in a recess with oak lintel above, fitted alcove display shelving with base storage cupboards to either side of fireplace, designer-style upright radiator, herringbone laminate flooring, coving to ceiling, bow window to front, stairs leading to first floor, under-stairs cupboard, archway to Dining Area.

Dining Area 3.15m x 2.54m (10'4" x 8'4")

Radiator, herringbone laminate flooring, coving to ceiling, bi-fold door leading to timber-decked area and landscaped rear garden beyond.

Kitchen 3.18m x 2.21m (10'5" x 7'3")

Fitted units incorporating granite-effect worktops with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Integrated appliances comprise CDA electric oven and four-ring gas hob with stainless steel extractor above.

There is wall-mounted Ideal gas combi boiler, space for upright fridge-freezer and under-counter spaces and plumbing for dishwasher and washing machine.

Window overlooking rear garden, external double-glazed door with leaded light detail giving access to side garden.

FIRST FLOOR

Landing

Built-in airing cupboard housing hot water cylinder, laminate flooring, loft access hatch, window to side.

Bedroom One 4.65m incl wardrobes x 2.59m (15'3" incl wardrobes x 8'6")

Two fitted double wardrobes with louvered doors, radiator, laminate flooring, wall-light points, picture rail, window to front.

Bedroom Two 2.82m x 2.87m (9'3" x 9'5")

Radiator, laminate flooring, dado rail, window to rear.

Bedroom Three 2.72m x 2.18m (8'11" x 7'2")

Built-in double wardrobe, radiator, laminate flooring, picture rail, window to front.

Bathroom 1.85m x 1.85m (6'1" x 6'1")

Stylishly refitted with contemporary white suite comprising concealed-cistern WC, rectangular hand basin with mixer tap set within vanity unit with cupboards beneath and panelled bath with mixer tap, Triton power shower above and glass shower screen.

Radiator, fully tiled splashbacks, laminate flooring, obscure glazed window to rear.

OUTSIDE

Integral Single Garage 5.99m x 2.49m (19'8" x 8'2")

Light and power, up-and-over door, double-glazed window and personnel door to side garden.

Front Garden

The property's open-plan frontage has been attractively hard-landscaped and features a central paved pathway leading to the front door flanked by gravel terraces, one featuring an inset tree and another providing access to the garage.

Rear Garden

The fully enclosed rear garden has been laid out to include an area of timber decking immediately to the rear of the house, lawn with stepping stones and adjoining raised beds, gravelled terrace and a large paved seating area at the top of the garden.

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Side Garden

To the side of the house there is a fully enclosed paved area providing ample storage. This useful area can be accessed from the kitchen, the garage, the rear garden or the front of the property via a wooden side hand gate.

TENURE

Freehold

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
Indoor: EE - voice and data likely; O2 - voice likely, data limited; Three and Vodafone - voice and data limited
Outdoor: EE, O2, Three and Vodafone - voice and data likely
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

MELTON MOWBRAY

Melton Mowbray is a thriving market town in eastern

Leicestershire. Within the centre there are all facilities including a good range of shops catering for most needs together with a produce market every Tuesday and Saturday.

In the town there are also a good range of schools catering for children of all ages and some good private schools close by in Oakham.

For commuters it is handily positioned with ease of access to Nottingham, Leicester, Oakham and Grantham. In addition there is a British Rail station where there are frequent services to Leicester and the Midlands, and eastwards to Oakham, Stamford and Peterborough.

COUNCIL TAX

Band C
Melton Mowbray District Council. Telephone 01664 502502

FLOOD RISK

There is no flood risk for this property.
This home is not at risk of flooding from rivers and seas.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive

products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and

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occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

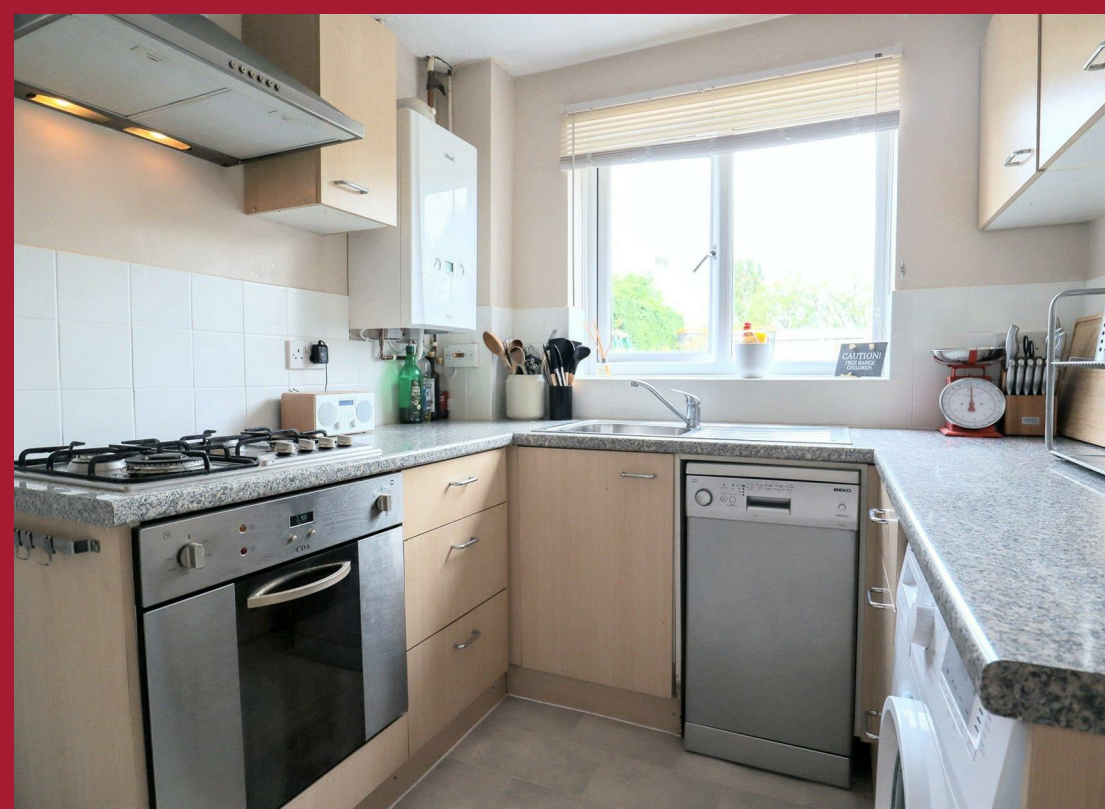
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.







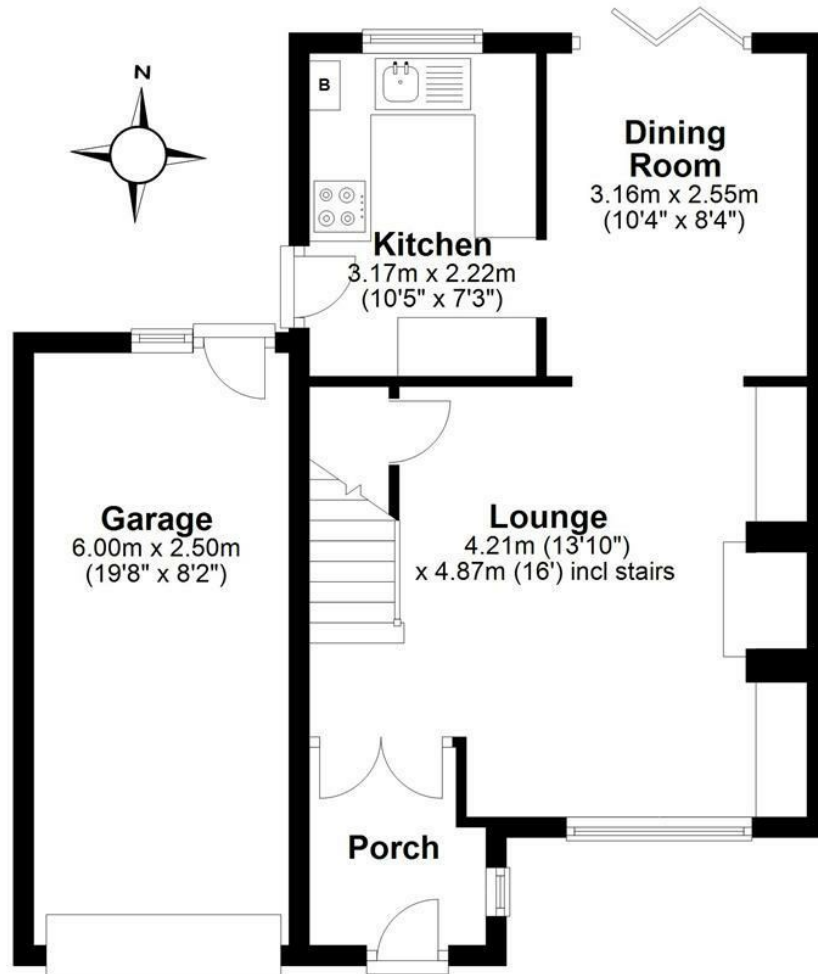




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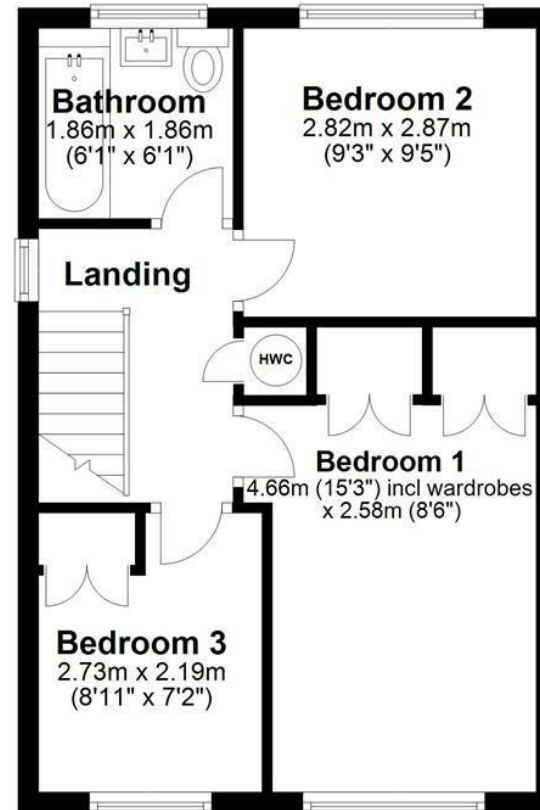
Ground Floor

Approx. 54.7 sq. metres (589.2 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



Total area: approx. 91.2 sq. metres (981.4 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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