



53 Wicklow Avenue, Melton Mowbray, LE13 1DY

 **NEWTON FALLOWELL**



## Key Features

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Driveway & Carport
- Detached Garage
- Enclosed Rear Garden
- EPC Rating E
- Freehold

£220,000





A well presented three bedroom semi-detached house situated in a popular residential area close to the town and railway station. Having the benefit of double glazing and gas central heating, the accommodation comprises in brief, entrance hall, living room opening through to the dining room and double glazed conservatory. The galley style kitchen also has a door leading to the conservatory. On the first floor are three bedrooms and a family bathroom. Outside to the front is a block paved driveway providing off road parking leading to a car port and detached single garage. The enclosed rear garden has a block paved patio seating area with the majority laid to lawn and flower borders.



Accessed via the double glazed door to the side aspect into the entrance hall, stairs rising to the first floor and door off to the living room with a coal effect gas fire, wooden surround and hearth, cushion floor vinyl flooring and picture window to the front aspect, sliding glazed doors leading through to the dining room having a continuation of the cushion floor vinyl and double glazed door through to the conservatory which is the whole width of the house and access to the rear garden. The galley style kitchen has a good range of wall and base units, roll top work surfaces, sink and drainer, tiled splashbacks, space for a freestanding cooker, extractor hood above and fridge/freezer, tiled floor, space and plumbing for a washing machine and double glazed door leading through to the conservatory. On the first floor are three bedrooms, two double rooms with fitted wardrobes, a single bedroom which has a recess storage cupboard above the stairs and a fully tiled family bathroom with a white three piece suite comprising a low flush WC, wash hand basin and sit down bath with door access.



Outside to the front is a driveway providing off-road parking for three cars, a car port leading to a detached single garage and access to the enclosed rear garden with a block paved patio, an area laid to lawn, flower borders, fencing to either side and hedging to the rear aspect.

#### ENTRANCE HALL

LIVING ROOM 10ft.1in x 13ft.7in

DINING ROOM 8ft.8in x 10ft.4in

CONSERVATORY 13ft.7in x 6ft.1in

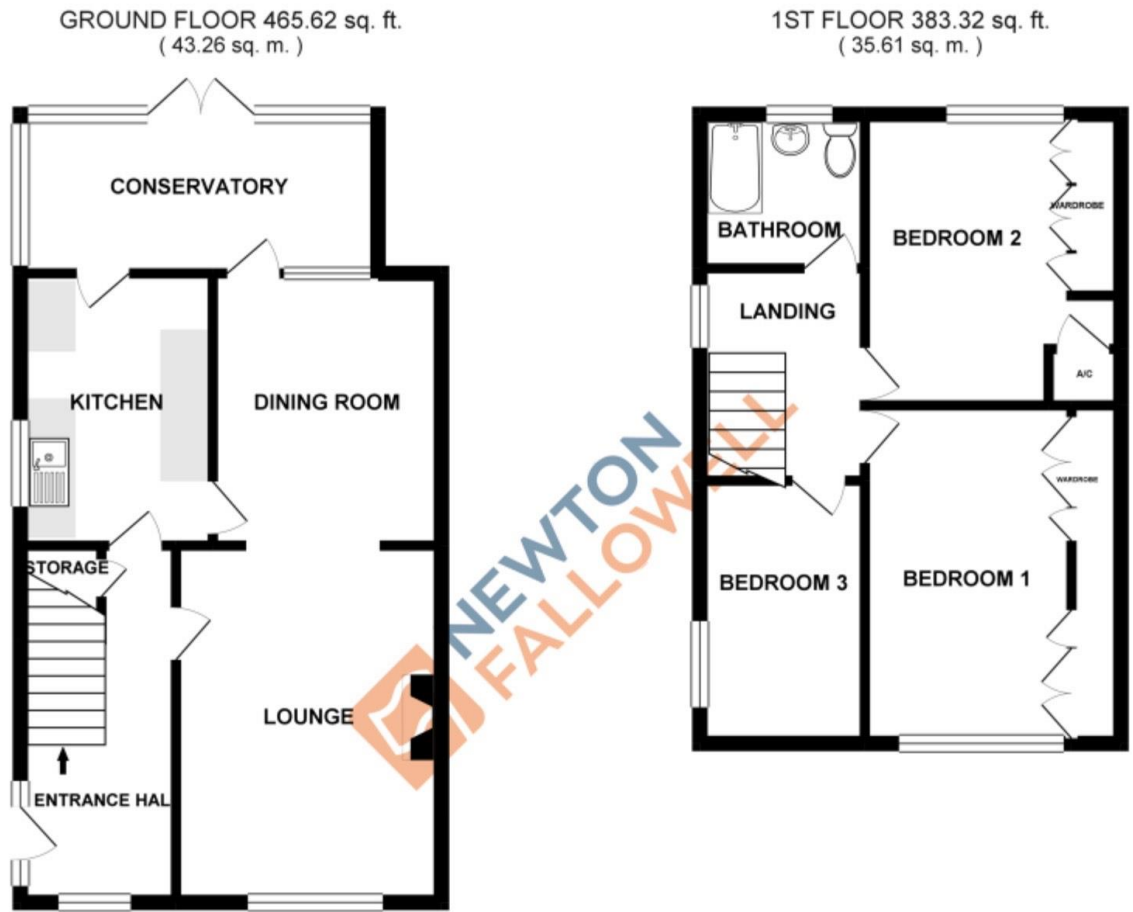
KITCHEN 7ft.4in x 10ft.4in

BEDROOM ONE 7ft.10in x 12ft.10in

BEDROOM TWO 9ft.9in x 11ft.1in

BEDROOM THREE 6ft.3in x 10ft.0in

#### BATHROOM



TOTAL FLOOR AREA : 848.94 sq. ft. ( 78.87 sq. m. ) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.  
 Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

**COUNCIL TAX INFORMATION:**

Local Authority:  
 Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.