



26 Kipling Drive, Melton Mowbray, LE13 1LW

 **NEWTON FALLOWELL**

2 1 1

## Key Features

- Modern End Town House
- Two Double Bedrooms
- Fitted Kitchen
- Living/Dining Room
- Cloakroom WC
- Landscaped Garden
- Parking for 4/5 cars
- EPC Rating C
- Freehold

£199,950



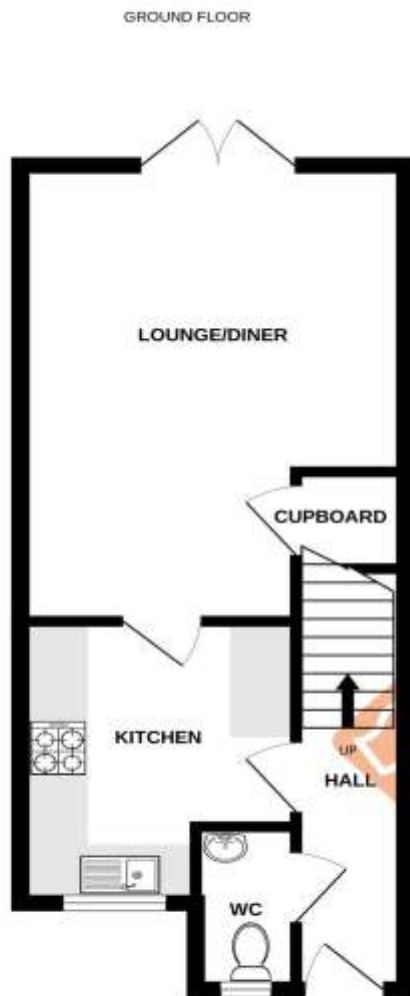


Occupying a larger than average plot with a landscaped frontage and the benefit of allocated parking for four to five cars is this modern end town house. The property has uPVC double glazing and gas central heating with accommodation comprising, entrance hall, cloakroom WC, fitted modern kitchen and door through to a living/dining room. Stairs rising to the first floor landing with access to a partially boarded loft with light, two double bedrooms and a re-fitted shower room. Outside to the front is a large landscaped frontage and parking for up to five cars with steps up to gated access to the rear garden designed for low maintenance.



Accessed via a double glazed front door into the entrance hall with wood laminate flooring, radiator, stairs rising to the first floor and door off to the cloakroom WC with a white two piece suite and door through to the fitted kitchen having a good range of wall and base units, roll top work surfaces, sink and drainer, integrated oven and hob with an extractor canopy hood above, dishwasher, space and plumbing for a washing machine and wood laminate flooring. Door through to the living/dining room having a continuation of the wood laminate flooring, under stair storage cupboard, double glazed French doors leading to the rear garden, television point and wall mounted feature electric fire. Stairs rising to the first floor with two double bedrooms and a re-fitted shower room having a low flush WC, wash hand basin set in a vanity unit with cupboard below and a double 'walk in' shower cubicle. There is parking for up to five cars at the front of the property and an enclosed rear garden designed for low maintenance with timber panel fencing to the boundary.





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.

For properties in England and Wales:

#### 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.