



2 Grebe Drive, Melton Mowbray, LE13 1FP

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Detached House
- Four Bedrooms
- Living Room
- Fitted Dining Kitchen
- Bathroom & En-suite
- Garage & Driveway
- Enclosed Rear Garden
- EPC Rating B
- Freehold

£360,000





Situated on the outskirts of Melton Mowbray in a highly desirable residential area is this modern, detached, four bedroom family home. Occupying a good sized plot with the benefit of gas central heating, uPVC double glazing and ample off-road parking, the accommodation comprises, entrance hall, cloakroom WC, living room, dining kitchen, landing to four bedrooms and a family bathroom. The main bedroom having an en-suite shower room. Outside to the front is a good sized driveway and gravelled area providing ample off-road parking leading to the garage and gated access to an enclosed rear garden mainly laid to lawn.



Well presented and neutrally decorated throughout, this modern detached family home is accessed via a double glazed front door into the entrance hall, door off to a cloakroom WC, wood laminate flooring, stairs rising to the first floor and door to a good sized living room fitted with grey carpet, a double glazed bay window to the front aspect and double doors leading to the dining kitchen. A light and airy dining kitchen with two windows to the rear aspect and French doors leading to the rear garden, a continuation of the wood laminate flooring from the hallway and space to dine. The kitchen area is fitted with a good range of wall and base units, square edge work surfaces, sink and drainer, eye level double oven, integrated gas hob, stainless steel extractor hood above, spotlighting to the ceiling, under counter and plinth lighting and integrated appliances.



On the first floor are four bedrooms, the main bedroom having an en-suite shower room and a family bathroom with a three piece white

suite comprising a low flush WC, wash hand basin and bath with an overhead shower and shower screen, tiling to wet areas and wood laminate flooring.

The driveway provides off-road parking leading to a single garage with up and over door, power and light and gated access to an enclosed rear garden with the majority laid to lawn and timber panel fencing to the boundaries.

Entrance Hall 0.00m x 0.00m (0'0" x 0'0")

Cloakroom WC 0.00m x 0.00m (0'0" x 0'0")

Living Room 0.00m x 0.00m (0'0" x 0'0")

Dining Kitchen 0.00m x 0.00m (0'0" x 0'0")

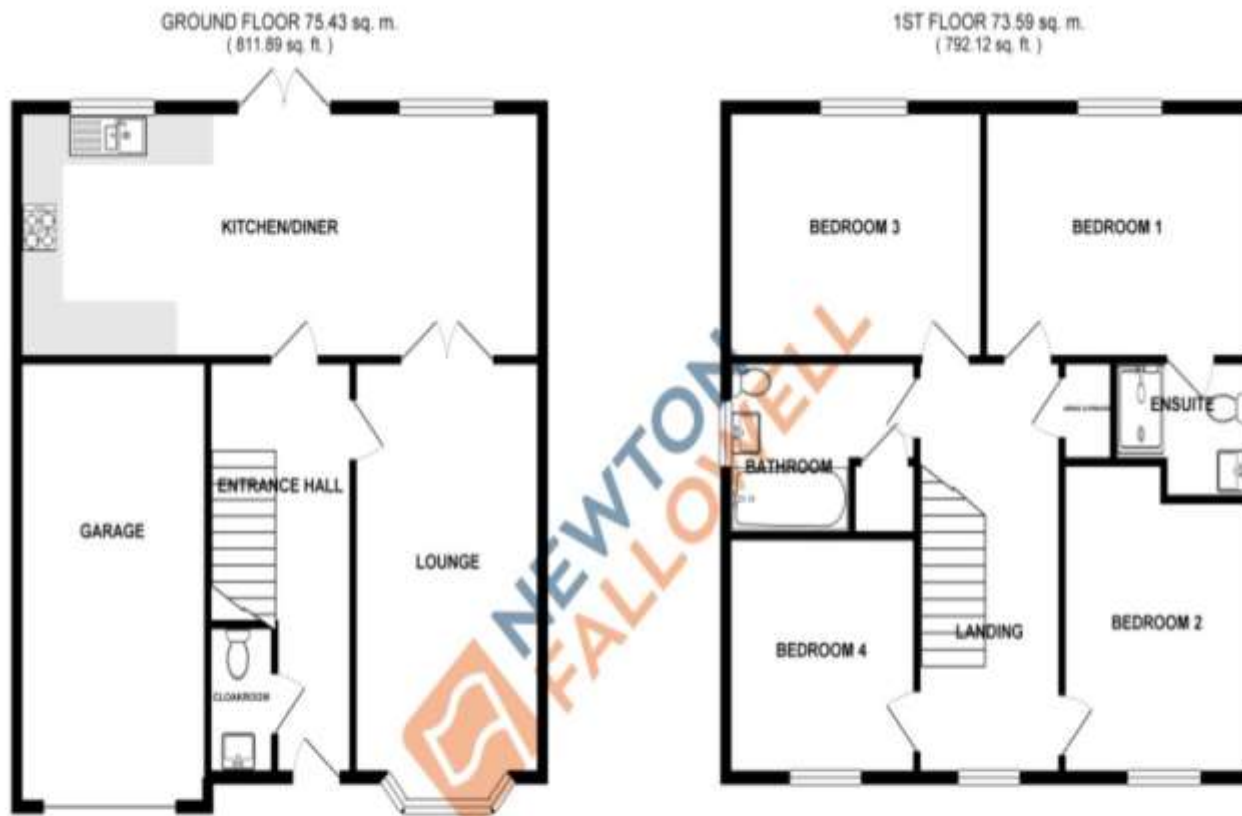
Bedroom One 0.00m x 0.00m (0'0" x 0'0")

En-suite Shower 0.00m x 0.00m (0'0" x 0'0")

Bedroom Two 0.00m x 0.00m (0'0" x 0'0")

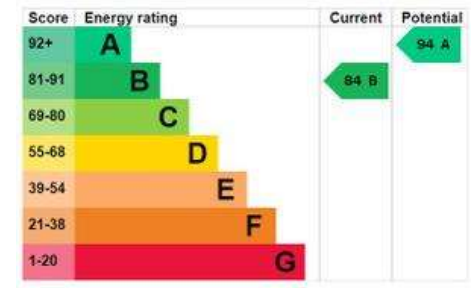
Bedroom Three 0.00m x 0.00m (0'0" x 0'0")

Family Bathroom 0.00m x 0.00m (0'0" x 0'0")



TOTAL FLOOR AREA: 114.00 sq. m. (1227.00 sq. ft.) approx.

While 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 guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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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: D

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.