



7 Beaconsfield Road, Melton Mowbray, LE13 0SE

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Detached Bungalow
- Three Double Bedrooms
- Re-fitted Kitchen
- Living Room
- Bathroom
- Garage & Driveway
- NO UPWARD CHAIN
- South Facing Rear Garden
- EPC Rating E

£280,000





Situated within an established residential area is this detached bungalow offered to the market with no upward chain. Having the benefit of three double bedrooms, a re-fitted kitchen, gas central heating and uPVC double glazing, the accommodation comprises in brief, entrance hall, living room, re-fitted kitchen, three double bedrooms and bathroom. There is a driveway providing off-road parking leading to the garage and an area laid to lawn. The rear garden has a paved patio, a raised area laid to lawn and a useful brick outbuilding attached to the rear of the garage.

Accessed via a double-glazed front door into the entrance hall, doors off to a cloaks cupboard and an airing cupboard which houses the hot water cylinder. There is access to the part boarded and insulated loft with a pull-down ladder. The living room has a bow window to the rear aspect, radiator and feature open fireplace with mantel and surround, and the re-fitted kitchen has sliding patio doors leading out to the rear garden and is fitted with a range of wall and base units, straight edge work surfaces, sink and drainer, integrated oven and hob with a stainless-steel canopy extractor hood above, space for a fridge/freezer and dishwasher. There are three double bedrooms, the main bedroom having fitted wardrobes along one wall. The bathroom has a white three-piece suite comprising a wash hand basin and low flush WC set in a vanity unit with cupboard below and bath with an overhead shower, contemporary tiling to wet areas and extractor fan. Outside to the front is a driveway providing off-road parking leading to the garage with an up and over door, power and light, plumbing for a washing machine and tumble dryer and a wall mounted 'Ideal' central heating boiler. The rear garden has a paved patio seating area, raised lawn, courtesy lighting, enclosed by timber panelled fencing.





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

Living Room 4.57m x 4.39m (15'0" x 14'5")

Dining Kitchen 3.58m x 2.79m (11'8" x 9'2")



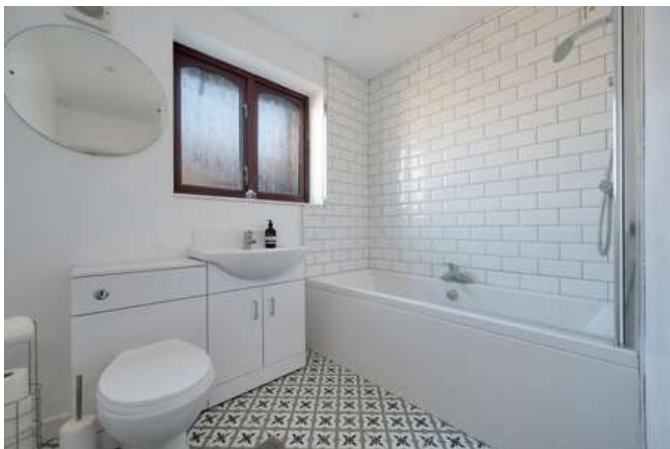
Bedroom One 3.78m x 3.51m (12'5" x 11'6")

Bedroom Two 3.53m x 3.35m (11'7" x 11'0")

Bedroom Three 3.81m x 2.57m (12'6" x 8'5")



Bathroom 2.64m x 2.31m (8'8" x 7'7")







Total area: approx. 102.9 sq. metres (1107.2 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 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: 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.