



6 Medway Drive, Melton Mowbray, LE13 0EE

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Spacious Detached Bungalow
- Three Bedrooms with Fitted Storage
- Open Plan Kitchen Breakfast Room
- Light & Airy Living Room
- Four Piece Bathroom
- Block Paved Driveway & Single Garage
- Quiet Cul-De-Sac Location
- No Onward Chain
- EPC Rating TBC

£260,000





Set along a quiet cul-de-sac within this popular residential area is this spacious detached bungalow, offering well-considered accommodation including an open plan kitchen/breakfast room, generous living area, three bedrooms and a modern four-piece bathroom. Offered for sale with NO ONWARD CHAIN, this delightful bungalow sits within a fantastic plot including a block paved driveway, detached single garage and a low maintenance rear garden.



As you approach the property from the front, the partly glazed uPVC door leads into the open plan kitchen area, filled with natural light from it's dual aspect windows. Ample wall and base units provide ample storage and a partly glazed door leads out to the driveway. From the kitchen, an internal landing leads off to the internal rooms including the light and airy living room with a wall-mounted feature fireplace and large uPvc window looking out to the front garden. From the landing, you also find three bedrooms, all benefitting from fitted storage. The four-piece bathroom completes the internal accommodation.



This delightful bungalow sits on a generous plot within a private and secluded location. The private driveway provides off-road parking for several vehicles with a low-maintenance garden area. Gated access leads to the further driveway and to the detached single garage. The easy-to-maintain rear garden offers a selection of mature shrubs with a fenced border. Internal viewings are strongly recommended to fully appreciate this excellent home.

Kitchen Breakfast Room 5.24m x 3.60m (17'2" x 11'10")

Landing 1.93m x 1.02m (6'4" x 3'4")

Living Room 4.14m x 3.96m (13'7" x 13'0")

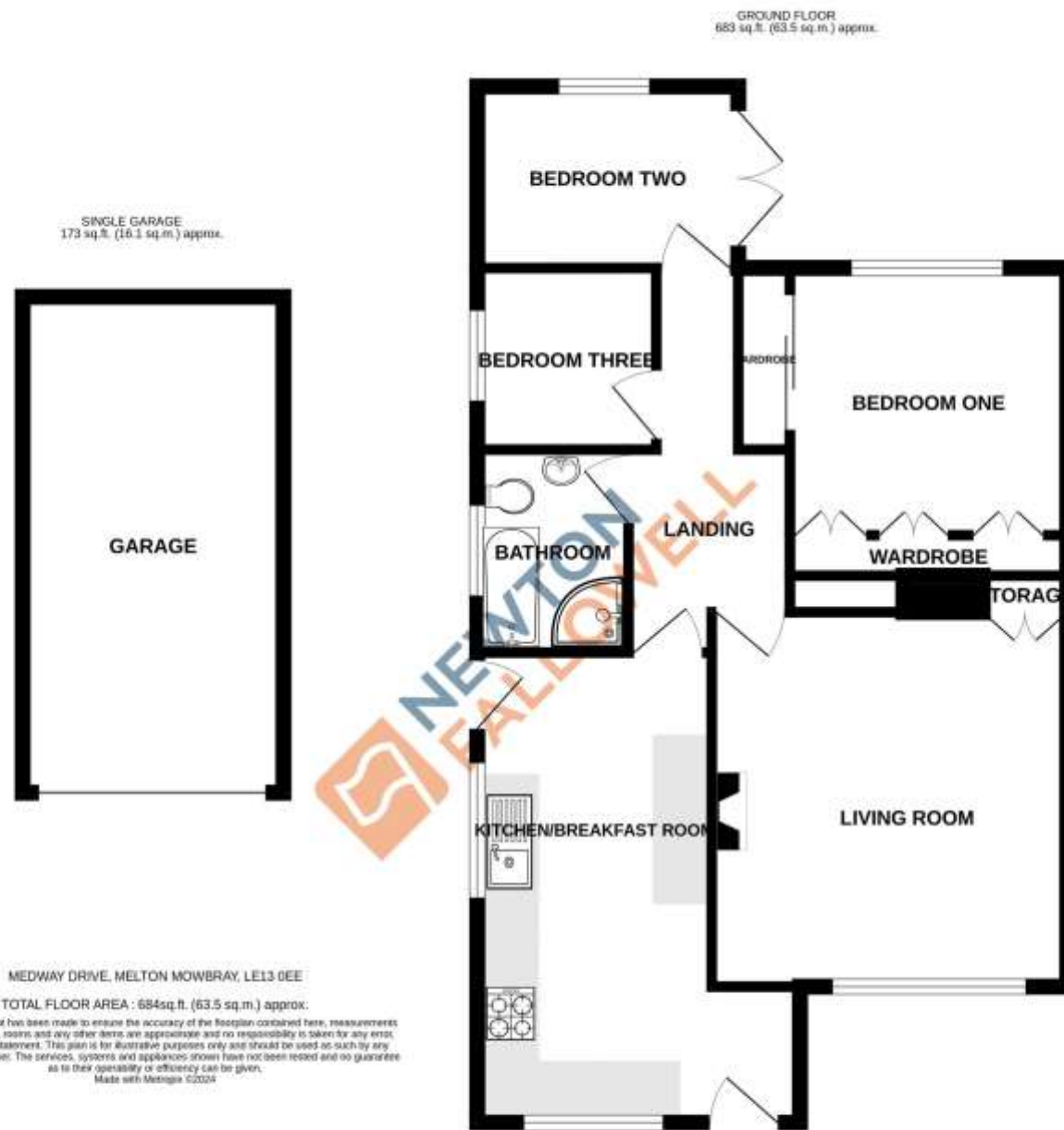
Bedroom One 3.01m x 2.99m (9'11" x 9'10")

Bedroom Two 2.88m x 2.03m (9'5" x 6'8")

Bedroom Three 2.02m x 2.00m (6'7" x 6'7")

Four Piece Bathroom 2.26m x 1.67m (7'5" x 5'6")

Single Garage 5.52m x 2.86m (18'1" x 9'5")



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 errors, omission or mis-statements. 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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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:

- The average energy rating is D
- The average energy score is 60

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: C

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.