



8 Loddon Close, Melton Mowbray, LE13 0EZ

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Modern Semi Detached Family Home
- Three Spacious Double Bedrooms
- Open Plan Kitchen & Dining Area
- Low Maintenance Garden
- Quiet Cul-De-Sac Location
- Oversized Garage, Car Port & Ample Driveway Parking
- Solar Panels & Feed In Tariff Included
- Downstairs WC
- EPC Rating B
- Freehold

£269,950





Set along a quiet cul-de-sac in the popular market town of Melton Mowbray is this very well presented semi detached family home boasting a wealth of improvements including an open plan kitchen and dining area, separate living room, three double bedrooms and a modern shower room. Positioned within a delightful plot looking over open green space, the property boasts ample driveway parking, gated car-port and detached garage. Only a stones throw from local amenities and schools, this fantastic home should be viewed at the earliest opportunity.



As you approach the property from the front, the useful entrance hall offers great storage and stairs flow to the first floor landing. The living area is filled with natural light and has a feature fireplace creating a real focal point to the room. A door leads through to a useful sitting room which is open to the spacious kitchen and dining area. A great entertaining space, the kitchen and dining area has been fitted with a range of wall and base units with patio doors opening out to the rear garden. The kitchen offers a wealth of storage space and offers a variety of layout options. The downstairs WC completes the ground floor. From the first floor landing you have three spacious double bedrooms and the modern three piece shower room.



The property sits on a generous plot with a generous paved driveway to the front. Double gates lead through to the useful car-port and further into the rear garden. The SOUTH FACING rear garden enjoys a high degree of privacy and is easy to maintain. The detached garage is fitted with power & light and offers a flexible space. Internal viewings are strongly recommended.

Entrance Hall 1.78m x 0.95m (5'10" x 3'1")

Living Room 4.31m x 3.80m (14'1" x 12'6")

Sitting Room 2.87m x 2.37m (9'5" x 7'10")

Kitchen & Dining Room 5.03m x 3.31m (16'6" x 10'11")

Downstairs WC 1.88m x 0.85m (6'2" x 2'10")

First Floor Landing 2.95m x 1.54m (9'8" x 5'1")

Bedroom One 3.29m x 3.10m (10'10" x 10'2")

Bedroom Two 3.19m x 2.24m (10'6" x 7'4")

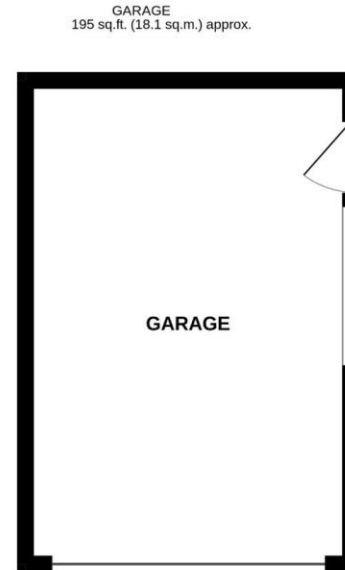
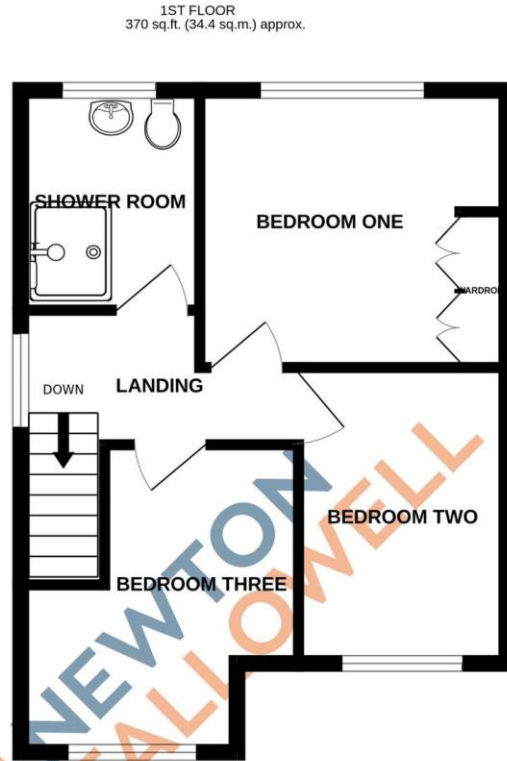
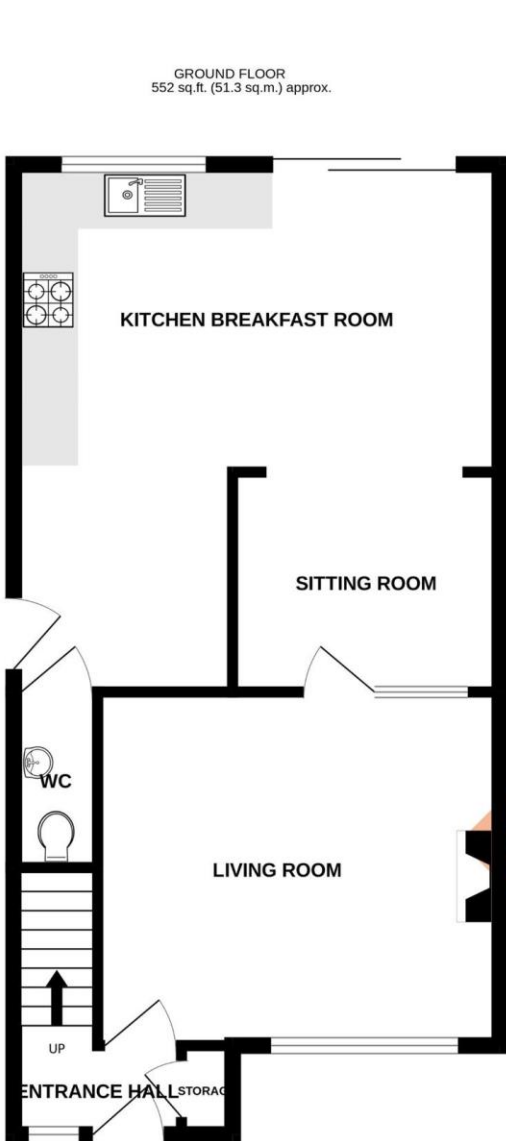
Bedroom Three 3.35m x 2.95m (11'0" x 9'8")

Shower Room 2.36m x 1.87m (7'8" x 6'1")

Garage 5.20m x 3.49m (17'1" x 11'6")

Agents Note: Solar Panels

The property benefits from 11 owned solar panels. Benefitting from FIT (feed-in-tariff) payments, the owner has advised that in 2023, the approximate payments for the year were £700. The feed-in-tariff payments are transferrable to the new owner with the agreement expiring in approx. 15 years.



LODDON CLOSE, MELTON MOWBRAY, LE13 0EZ

TOTAL FLOOR AREA : 1117 sq.ft. (103.7 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.

Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	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: Melton Borough Council
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.