



59 Ankle Hill, Melton Mowbray, LE13 0QJ

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Bay Fronted Detached House
- Three Bedrooms
- Lounge, Dining Room & Study
- Fitted Kitchen & Utility
- Downstairs Cloakroom
- Bath/Shower Room
- Off-Road Parking
- Enclosed Rear Garden
- EPC Rating D
- Freehold

£312,000





CHARACTER HOME - EXCELLENT PRESENTATION - FULL VIDEO TOUR AVAILABLE - Situated with walking distance of the town centre and railway station is this well-established bay fronted detached house having the added benefit of off-road parking for two cars. The accommodation comprises in brief, entrance hall, cloakroom WC, lounge, study, fitted dining kitchen and utility room. On the first floor are three good sized bedrooms and a four-piece family bath/shower room. There is a driveway providing off-road parking for two cars and steps up to a raised decked area with side gated access to a well tended rear garden.

Accessed via a part glazed door with two frosted side windows into an inviting entrance hall with tiled floor, under stair cupboard housing the meters and stairs rising to the first floor. Door off to a cloakroom WC with a two-piece suite and further doors to the lounge, study and dining kitchen. The lounge has a large double glazed bay window to the front aspect letting in plenty of natural light, picture rails and a feature cast iron fireplace with a mantel and hearth. The dining area is fitted with a display cabinet and cupboard, picture rails, space for table and chairs, opening through to the fitted kitchen having a part glazed door and window to the rear aspect, a good range of wall and base units, sink and drainer, integrated oven and hob, space for a fridge/freezer and door off to a utility room. The utility room houses the Worcester central heating boiler, space and plumbing for a washing machine and tumble dryer and a range of wall and base units. Stairs rising to the first-floor landing with access to a good sized, insulated and part boarded loft with a pull-down ladder. There are three bedrooms and a family bath/shower room with a four-piece white suite comprising a low flush WC, wash hand basin, corner shower cubicle and a roll top bath with ball and claw feet and telephone style shower attachment, heated towel rail, tiled splashbacks and extractor fan.





Outside to the front is a driveway providing off-road parking for two cars, steps up to an extensive raised decked area with courtesy lighting and side gated access to the delightful and well tended rear garden which has a decked patio seating area, outside lighting and tap, garden shed, the remainder laid to lawn with raised borders, flowers and shrubs, enclosed by timber panelled fencing, a summer house and an area laid to bark with two mature trees.



Entrance Hall 5'11" x 15'0" (1.8m x 4.6m)

Cloakroom WC 4'7" x 4'7" (1.4m x 1.4m)

Lounge 11'11" x 13'11" (3.6m x 4.2m)

Dining Area 10'11" x 10'6" (3.3m x 3.2m)

Kitchen 13'11" x 6'1" (4.2m x 1.9m)

Study 7'5" x 6'1" (2.3m x 1.9m)

Utility 7'0" x 4'6" (2.1m x 1.4m)

Bedroom One 11'11" x 13'11" (3.6m x 4.2m)

Bedroom Two 10'11" x 10'6" (3.3m x 3.2m)

Bedroom Three 7'0" x 5'11" (2.1m x 1.8m)

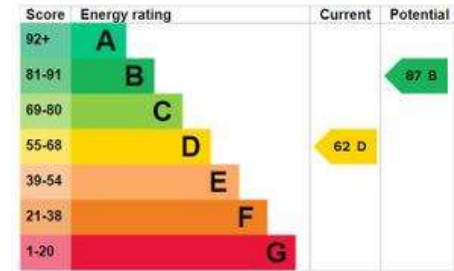
Bath/Shower Room 8'1" x 7'6" (2.5m x 2.3m)







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate AND no responsibility is taken for any error, omission or mis-statement. This plan is for information 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 Metropac ©2024



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: 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.