



40 Limes Avenue, Melton Mowbray, LE13 1QL

 **NEWTON FALLOWELL**

3 2 2

## Key Features

- Semi-Detached House
- Three Bedrooms
- Ground Floor Bathroom
- 1st Floor Shower Room
- Two Reception Rooms
- Kitchen & Utility Room
- 70ft Rear Garden
- EPC Rating D
- Freehold

£200,000





A three-bedroom, semi-detached period property occupying a good-sized plot within close proximity of many local amenities. The accommodation comprises, entrance hall, living room, dining room, fitted kitchen, utility area and downstairs bathroom. On the first floor are three bedrooms and a shower room. Outside to the front is enclosed by a dwarf brick wall with gated access to a good sized, enclosed rear garden, courtesy lighting, workshop/shed with power and light and outside tap with timber panel fencing to the boundaries.

Accessed via the front door to the side aspect into the entrance hallway with stairs rising to the first floor and door off to the lounge. A good-sized room with a double-glazed walk-in bay window to the front and a log burner with wooden mantel above. The spacious dining room has double glazed windows to the side and rear aspects, television point, under stair storage cupboard and archway leading to the modern fitted kitchen with a double glazed window and door to the side aspect, a good range of wall and base Shaker style units, complementary work surfaces, tiled splash backs, sink and drainer, integrated oven and five ring gas hob, space for a freestanding fridge freezer and door through to a utility area with space and plumbing for a washing machine and tumble dryer and further door to a downstairs bathroom. Stairs rising to the first-floor landing with doors off to the bedroom accommodation and a shower room fitted with a three-piece suite comprising, a low flush WC, wash hand basin and shower cubicle.



The rear garden is well tended and enclosed by panelled fencing with an area laid to lawn, mature shrubs and bushes, patio seating area, courtesy lighting and outside tap and garden shed.



Lounge 3.79m x 3.17m (12'5" x 10'5")

Dining Room 3.44m x 3.47m (11'4" x 11'5")

Kitchen 2.16m x 3.22m (7'1" x 10'7")

Utility Area 2.16m x 1.28m (7'1" x 4'2")

Downstairs Bathroom 2.34m x 1.75m (7'8" x 5'8")



Bedroom One 3.43m x 2.85m (11'4" x 9'5")

Bedroom Two 2.25m x 3.72m (7'5" x 12'2")

Bedroom Three 2.96m x 2.17m (9'8" x 7'1")

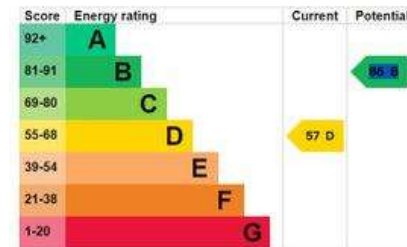




GROUND FLOOR  
791 sq ft. (73.0 sq m) approx.



1ST FLOOR  
748 sq ft. (69.3 sq m) approx.



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:

#### 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.