



22 Norfolk Drive, Melton Mowbray, LE13 0AZ

 **NEWTON FALLOWELL**

4 1 3

## Key Features

- Superb Detached Family Home
- Four Spacious Bedrooms
- Open Plan Kitchen & Dining Room
- Three Reception Rooms
- West Facing Rear Garden
- Driveway & Partly Converted Garage
- Desirable Location with Easy Access to Schools & Town Centre
- Downstairs WC & Four Piece Family Bathroom
- EPC Rating D
- Freehold

£495,000





Set along the desirable "Norfolk Drive" in the heart of Melton Mowbray is this eye-catching detached family home boasting extended accommodation throughout including three generous reception rooms, an open plan kitchen breakfast room, a separate utility room, four double bedrooms and a four-piece family bathroom. Presented in a ready-to-move-in condition with a flexible scope for future alterations, this ideal family home is positioned on a great plot with ample driveway parking, a partly converted double garage, a mature front garden and a private west-facing rear garden. With its ideal position only a stone's throw from local schools, train station & road network, this fantastic home should be viewed at the earliest opportunity.



As you approach the property from the front, the open entrance hall provides a great space for coats and shoes with useful storage and a separate downstairs WC. Stairs lead to the first-floor landing. The front-to-back living room is filled with natural light and is conveniently located with bi-folding doors opening into the garden room. The garden room offers direct access to the rear garden and lovely views over the same. The breakfast kitchen is fitted with a range of wall and base units and a peninsula for extra space. The kitchen looks out over the rear garden and is open to the second sitting room/dining room. Featured around the multi-fuel burning stove, this lovely room also has double doors leading into the rear garden. The utility room and partly converted garage are also accessible from within the house. From the first floor landing, you have four spacious bedrooms, mostly with fitted wardrobes and have access to the four-piece family bathroom.



Positioned on the popular Norfolk Drive, the property is positioned on a generous plot set back from the road.

The driveway provides off-road parking for several vehicles and leads to the partly converted garage. An easy-to-maintain front garden is mainly laid to lawn with a mix of mature shrubs and trees. Gated access leads around to the rear garden with a large patio area, planted borders and mature trees. A great space to enjoy throughout the day.

Entrance Hall 1.85m x 6.05m (6'1" x 19'10")

Cloakroom WC 0.89m x 2.85m (2'11" x 9'5")

Living Room 3.49m x 7.64m (11'6" x 25'1")

Garden Room 2.97m x 5.34m (9'8" x 17'6")

Kitchen 2.86m x 4.96m (9'5" x 16'4")

Sitting Room 3.94m x 4.08m (12'11" x 13'5")

Utility Room 2.49m x 4.57m (8'2" x 15'0")

First Floor Landing

Bedroom One 3.70m x 4.69m (12'1" x 15'5")

Bedroom Two 3.20m x 3.74m (10'6" x 12'4")

Bedroom Three 3.20m x 3.16m (10'6" x 10'5")

Bedroom Four 2.14m x 2.94m (7'0" x 9'7")

Bathroom 1.63m x 3.17m (5'4" x 10'5")



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TOTAL FLOOR AREA : 1878 sq.ft. (174.5 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.  
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**COUNCIL TAX INFORMATION:**

Local Authority: Melton Borough Council  
Council Tax Band: E

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the property's current and potential energy rating.