



40 Kipling Drive, Melton Mowbray, LE13 1LW

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Well Presented Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Cloakroom WC
- Breakfast Kitchen
- Bathroom & En-suite
- Garage & Driveway
- No Upward Chain
- EPC Rating C
- Freehold

OIRO £375,000





Offered for sale with NO UPWARD CHAIN, is this four double bedroom, detached family home situated at the end of a quiet cul-de-sac overlooking fields in a popular residential area on the North side of town. The spacious accommodation comprises in brief, entrance hall, cloakroom WC, lounge, dining room and breakfast kitchen. On the first floor are four double bedrooms, an en-suite shower room and family bathroom. A driveway provides off-road parking leading to an integral garage and gated access to an enclosed rear garden.

Accessed via a double-glazed door with storm porch into the entrance hall, stairs rising to the first floor and door off to cloakroom WC with a two-piece suite comprising a low flush WC and wash hand basin. The dining room has a window to the front aspect and radiator, and the lounge has French doors leading to the rear garden, an electric fireplace with surround and hearth. The fitted breakfast kitchen has a good range of wall and base units, one and a half bowl sink and drainer, integrated double oven, grill and gas hob with an extractor hood above, integrated dishwasher and space and plumbing for a washing machine, space for a freestanding fridge freezer and table and chairs with a window to the rear aspect and French doors out to the patio. Stairs rising to the first-floor landing with access to an insulated loft and doors off to the bedroom accommodation. The main bedroom has fitted wardrobes along one wall and door through to an en-suite shower room with a three-piece suite comprising a low flush WC, wash hand basin and double shower cubicle with tiled splashbacks and shaver point. The family bathroom has a white three-piece suite comprising a low flush WC, wash hand basin and bath with an overhead shower.



Outside to the front is a good sized driveway providing off-road parking leading to an integral



garage with up and over door, power and light and courtesy door into the entrance hall. Side gated access to an enclosed rear garden with a paved patio, the majority laid to lawn and an array of mature shrubs and trees, outside tap and courtesy lighting.

Entrance Hall

Cloakroom WC

Lounge 3.22m x 5.38m (10'7" x 17'8")



Dining Room 3.22m x 3.58m (10'7" x 11'8")

Breakfast Kitchen 3.08m x 4.90m (10'1" x 16'1")

Bedroom One 4.32m x 5.05m (14'2" x 16'7")

En-suite Shower 0.00m x 0.00m (0'0" x 0'0")



Bedroom Two 2.90m x 4.93m (9'6" x 16'2")

Bedroom Three 3.22m x 3.88m (10'7" x 12'8")

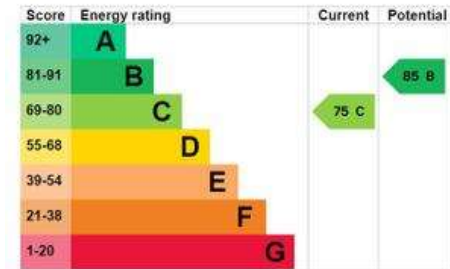
Bedroom Four 2.80m x 3.16m (9'2" x 10'5")

Family Bathroom 0.00m x 0.00m (0'0" x 0'0")

Garage 2.82m x 5.97m (9'4" x 19'7")







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: 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.

GROUND FLOOR



1ST FLOOR



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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