



6 Clumber Street, Melton Mowbray, LE13 0ND

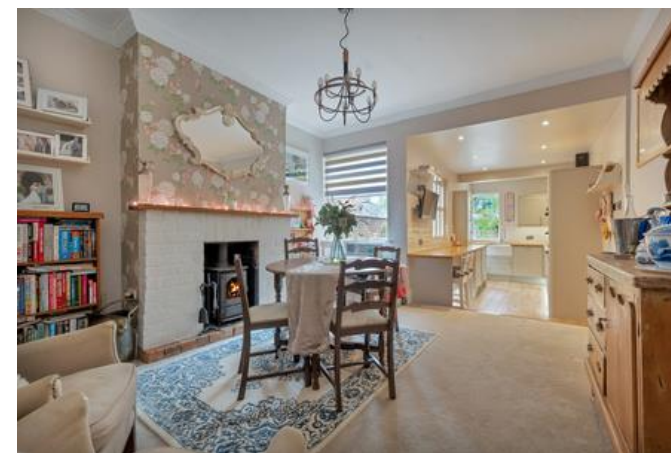
 **NEWTON FALLOWELL**

4 2 2

Key Features

- Mid Terrace Family Home
- Three Storey
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom & Shower Room
- South Facing Garden
- Close to Local Amenities
- EPC Rating D
- Wealth of Character Features

£280,000





This well presented, three storey, mid-terrace family home is situated close to the town centre, schools and local amenities and has a wealth of character and features. The accommodation comprises, living room, dining room and fitted kitchen, stairs rising to two double bedrooms, a family bathroom and shower room. On the second floor is a further double bedroom and a dressing area with two Velux skylights to the rear aspect. Outside to the front is a gravelled area, wrought iron fencing and steps up to the front door. There is a shared side passage giving access to the South facing rear garden which is well tended with a courtyard paved area, two useful brick built store cupboards with power and light connected, garden tap and electrical socket, archway through to the majority laid to lawn, a decked seating area and timber panel fencing to the boundaries.

Accessed via steps up to a part glazed front door into the spacious living room, bay window with fitted shutters to the front aspect, high ceiling and original decorative coving, feature fireplace with surround and hearth housing a log burner and a stained glass pine door into the inner hallway. Stairs rising to the first floor and stained glass door through to the dining room with a window to the rear aspect, understair storage cupboard, fireplace housing a log burner and step down into the galley style kitchen fitted with a range of wall and base units, straight edge wooden work surfaces, breakfast bar, Belfast sink, tiled splashbacks, integrated appliances include, dishwasher, washing machine, fridge, eye level Lamona double oven and grill, AEG induction hob and extractor hood over, wood effect flooring with underfloor heating, TV aerial, inset spotlights, windows to the side and rear and door leading to the garden. Stairs rising from the inner hallway to the first floor with a further staircase to the second floor and pine doors off to two double bedrooms, a family bathroom and shower room with three-piece suite.





The family bathroom has a three-piece suite comprising a low flush WC, wash hand basin set in a vanity unit with cupboard below and freestanding roll top bath with central shower attachment, chrome heated towel rail and part wood panelling to the walls. The double bedroom on the second floor has a dormer window to the front aspect and an additional bedroom/dressing area with eaves storage and two Velux skylight windows to the rear.



Outside to the front is a shared side passageway giving access to the well tended South facing enclosed rear garden having two useful brick-built outbuildings with power and light connected, garden tap and electrical socket. A paved courtyard, an area laid to lawn, decked seating area and timber panel fencing to the boundaries.

Viewings are highly recommended to appreciate the characterful accommodation on offer.

Living Room 3.82m x 4.39m (12'6" x 14'5")

Dining Room 3.82m x 4.04m (12'6" x 13'4")

Kitchen 2.28m x 4.61m (7'6" x 15'1")

Bedroom One 3.85m x 4.25m (12'7" x 13'11")

Bedroom Three 2.96m x 3.18m (9'8" x 10'5")

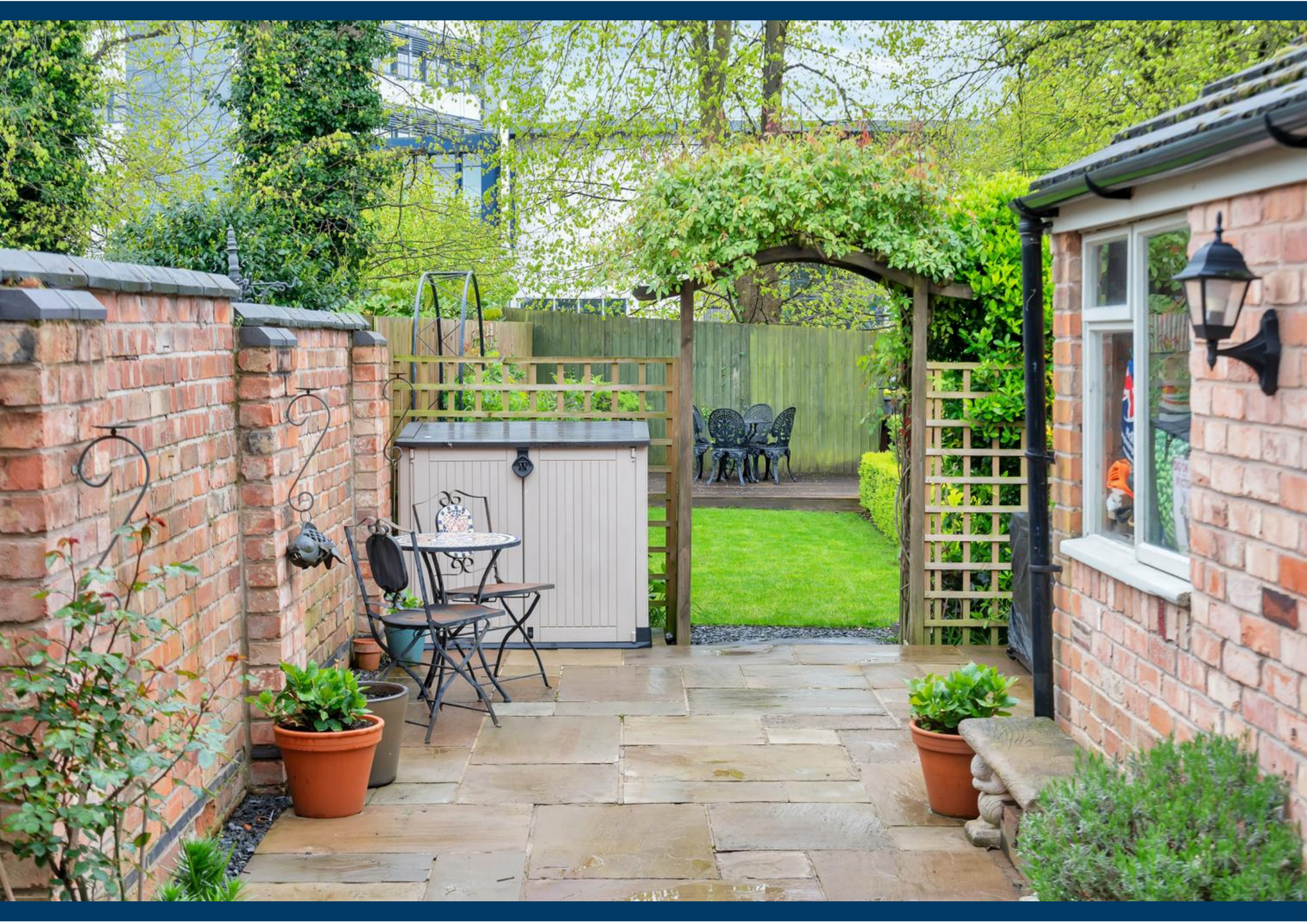
Family Bathroom 2.35m x 2.71m (7'8" x 8'11")

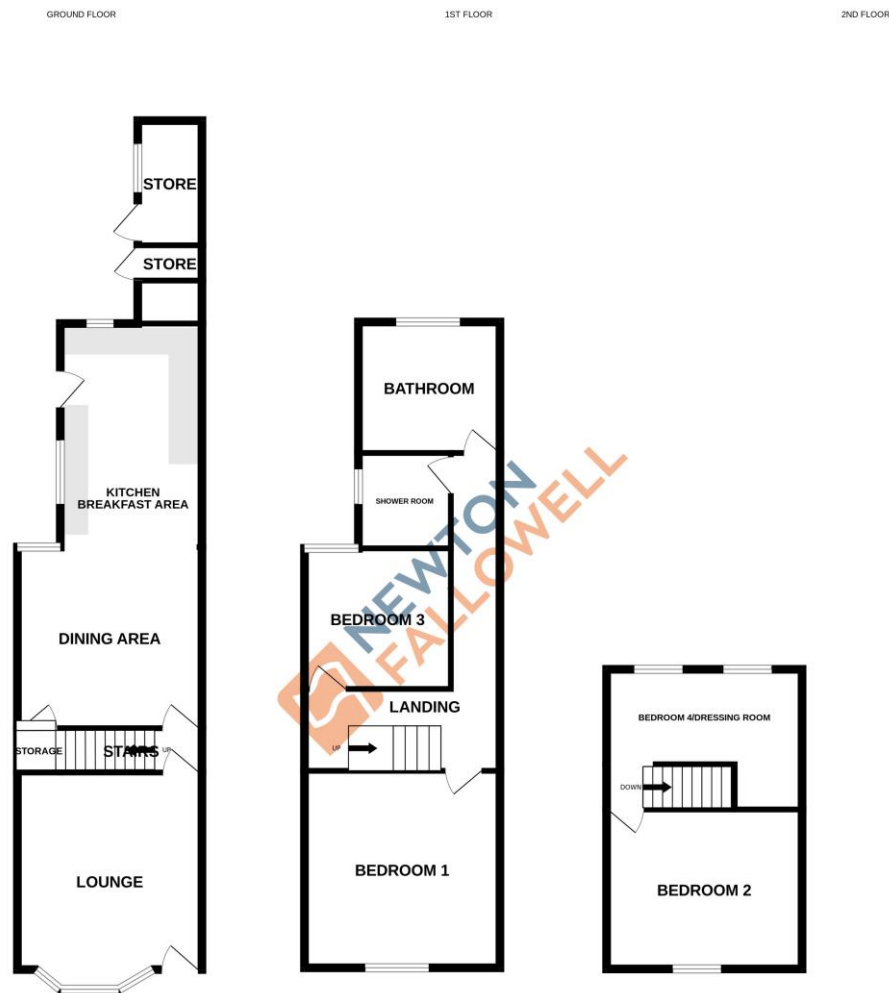
Shower Room 1.75m x 1.35m (5'8" x 4'5")

Bedroom Two 4.26m x 2.91m (14'0" x 9'6")

Bedroom 4/Dressing Area 4.18m x 1.61m (13'8" x 5'4")

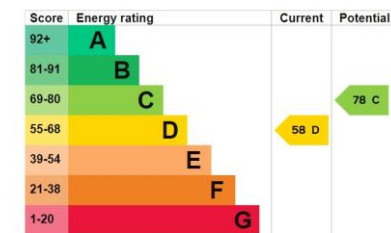






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.