



3 Hunters Rise, Kirby Bellars, LE14 2DT

 **NEWTON FALLOWELL**

4 3 3

Key Features

- Detached Dormer Bungalow
- Four Bedrooms
- Open Plan Living Kitchen
- Utility Room
- Bathroom & Two En-suite
- Lounge & Study
- Integral Garage
- EPC Rating C
- Freehold

£500,000





Situated in a quiet cul-de-sac is this well presented and extended detached dormer bungalow. Having the benefit of gas central heating and double glazing, the accommodation comprises in brief, entrance hall, lounge, study, an open plan living, dining, kitchen, and utility, three bedrooms, an en-suite shower room and family bathroom. There is an inner hallway with stairs rising to a further bedroom with walk-in wardrobe and en-suite bathroom and access to a spacious loft room. Outside to the front is an extensive 'in and out' driveway leading to an integral garage with up and over door, power and light and gated access to an enclosed rear garden.

Accessed via an oak front door with a feature full length side panel window into the entrance hallway, glazed French doors off to a spacious lounge having windows to the front and side elevations and a feature multi-fuel stove with surround and hearth and door leading to study/sitting room with a vaulted ceiling, spotlights and windows to the front and side aspects. The living, dining, kitchen has a superb range of wall and base cream, Shaker style units, granite effect work surfaces, one and a half bowl sink and drainer, integrated AEG five ring gas hob with a stainless steel extractor hood above, eye level double oven and grill, two wine racks, integrated fridge freezer and dishwasher and pull-out pantry store with built-in wire shelving, tiled flooring, spotlighting to the ceiling, space to dine, French doors leading to the rear garden, window to the side and an impressive 'lantern' style skylight letting in an abundance of natural light to the room. The utility room has a continuation of the tiled flooring, base units, granite effect work surfaces, stainless steel sink unit, plumbing and space for a washing machine and dryer and courtesy door through to the garage. The inner hallway has a linen cupboard and an under-stair storage cupboard and doors off to three bedrooms and a family bathroom with a four-piece suite. The huge main bedroom has spotlighting to the ceiling, plenty of storage space and door off to an en-suite shower room. Stairs rising to the first-floor landing having storage into the roof space offering potential for further extension (if required), a recess storage cupboard with hanging rail and further double bedroom having a Velux skylight window and Juliet balcony overlooking the rear garden. Doors off to a walk-in wardrobe and an en-suite bathroom.





Outside to the front is an 'in and out' driveway providing off-road parking leading to an integral garage with up and over door, power and light and courtesy door leading to the utility room. Gated access to the enclosed rear garden with a paved patio seating area, the majority laid to lawn, garden shed, and an array of mature shrubs and bushes enclosed by timber panel fencing to the boundaries.

Entrance Hall 6'4" x 20'2" (1.9m x 6.2m)

Lounge 17'6" x 23'4" (5.3m x 7.1m)

Study 6'2" x 10'7" (1.9m x 3.2m)

Living, Dining, Kitchen 12'10" x 29'2" (3.9m x 8.9m)

Utility Room 8'6" x 10'2" (2.6m x 3.1m)

Bedroom Two 8'10" x 11'2" (2.7m x 3.4m)

Bedroom Three 8'10" x 10'8" (2.7m x 3.3m)

Family Bathroom 8'7" x 10'10" (2.6m x 3.3m)

Bedroom Four 12'5" x 14'11" (3.8m x 4.5m)

En-suite Bathroom 7'7" x 7'1" (2.3m x 2.2m)

Floor First Landing

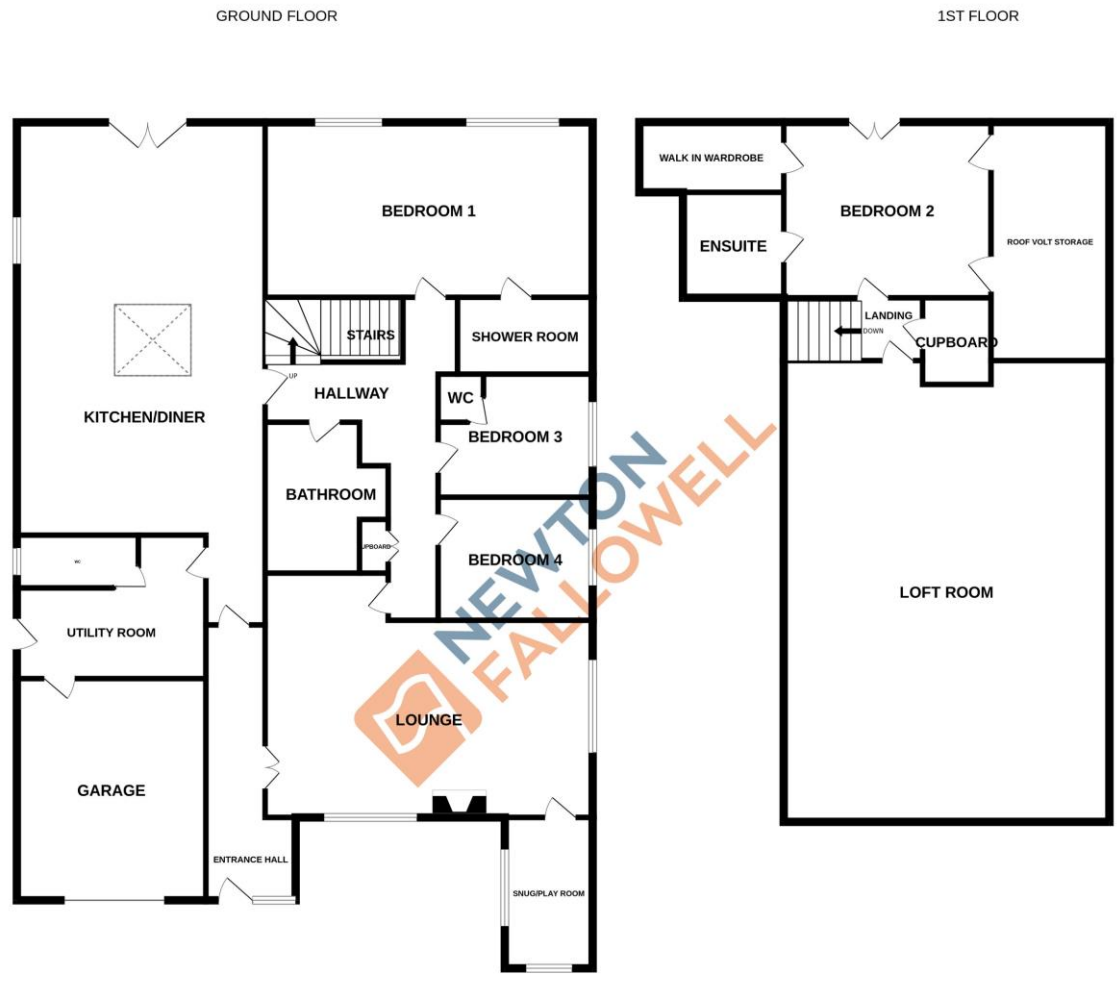
Bedroom One 12'5" x 23'5" (3.8m x 7.1m)

Walk-in Wardrobe

En-suite Shower Room 6'11" x 9'7" (2.1m x 2.9m)







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: F

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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.