



8 Laxton Close, Melton Mowbray, LE13 1LT

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Priced To Sell
- No Onward Chain
- Car Port & Garage
- Spacious Kitchen Diner
- Private Rear Garden
- Cul-de-sac Location
- Generous Living Room
- Ensuite & Family Bathroom
- EPC Rating C
- Freehold

£250,000





Priced To Sell - Car Port & Garage - Over 1300sq ft of living space - Spacious Kitchen/Diner Space - No Onward Chain - Private Rear Garden.

Located at the end of a cul-de-sac is this spacious four-bedroom home with the downstairs briefly comprising of an entrance hall, living room, kitchen diner with double patio doors, WC, store cupboard. Upstairs is home to a main bedroom suite with a dressing area and en-suite shower room, three further bedrooms and a four piece family bathroom.



Externally the property boasts a car port, drive which is gated leading to the garage and a private rear garden.

Accessed via a double glazed front door into the entrance hall, stairs rising to the first floor, under stair storage cupboard, door off to a cloakroom WC, and a spacious living room which has a double glazed bay window to the front aspect and TV point. The kitchen diner has a good range of wall and base units, complementary work tops, sink and drainer, integrated hob with a stainless-steel splashback and extractor hood above, an eye level oven and grill and space for appliances. There is ample space to dine with two lots of double-glazed French doors leading to the rear garden. Dog leg staircase rising to the first floor with loft access and doors off to the bedroom accommodation and a family bathroom with a four-piece suite. The main bedroom has a dressing area with double wardrobes and door off to an en-suite shower room with a three-piece suite and tiling to wet areas.



Outside to the front is a gravelled area and driveway leading to a covered car port and gated access to the enclosed rear garden and a brick built detached garage. There is a paved patio, outside tap with the remainder laid to astro turf with timber panel fencing to the boundaries.

Entrance Hall 1.50m x 4.62m (4'11" x 15'2")

Living Room 3.33m x 5.48m (10'11" x 18'0")

Kitchen/Diner 5.91m x 4.35m (19'5" x 14'4")

WC

Stairs To Landing

Bedroom One with Dressing Area 5.85m x 3.41m (19'2" x 11'2")

En-suite

Bedroom Two 3.73m x 3.27m (12'2" x 10'8")

Bedroom Three 3.44m x 3.28m (11'4" x 10'10")

Bedroom Four 3.26m x 2.40m (10'8" x 7'11")

Family Bathroom



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.