



175 Grange Drive, Melton Mowbray, LE13 1EL

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Semi-Detached House
- In Need of Renovation
- Three Bedrooms
- Dual Aspect Living Room
- Kitchen
- Family Bathroom
- Detached Garage
- Enclosed Rear Garden
- EPC Rating D
- Freehold

£199,950





In need of a complete renovation, this three-bedroom semi-detached house is situated at the end of a cul-de-sac in a popular residential area and offers an ideal opportunity as a 'doer upper' for an investor. The accommodation comprises in brief, entrance hall, dual aspect living/dining room and kitchen, landing to three bedrooms and a family bathroom. Outside to the front is a good-sized driveway providing off-road parking for two/three cars leading to a detached brick-built garage. Gated access to an enclosed rear garden.

Entrance Hall

Living/Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom



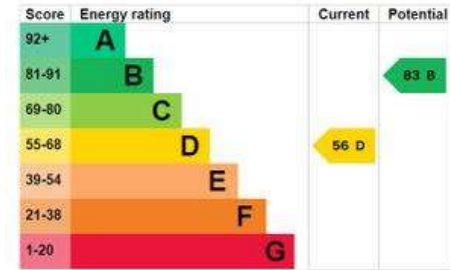
Accessed via a double-glazed door with side panel window into the entrance hall, stairs rising to the first floor, under stair storage cupboard and door through to the dual aspect living/dining room. Having a double-glazed picture window to the front aspect, fireplace with brick surround and hearth, space to dine and sliding patio doors leading to the rear garden. The kitchen is in need of modernisation with some wall and base units, sink and drainer, freestanding cooker, space and plumbing for a washing machine and fridge and door leading to the rear aspect. Stairs rising to the first-floor landing with loft access and doors off to the bedrooms and bathroom.



Occupying a good-sized plot at the end of a cul-de-sac with ample off-road parking, a detached garage and an enclosed rear garden which is mainly laid to lawn.



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.

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.