



52 Grange Drive, Melton Mowbray, LE13 1EY

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Utility Room
- Cloakroom WC
- Shower Room
- Good sized Corner Plot
- Garage & Driveway
- EPC Rating D
- Freehold



£270,000





Occupying a good-sized corner plot with gardens to three sides is this detached family home situated in a popular residential area on the South side of town and close to many local amenities. The accommodation comprises in brief, entrance porch, hallway, spacious lounge, separate dining room, fitted kitchen, utility room and cloakroom WC. On the first floor are three bedrooms and a shower room. There is a spacious driveway providing off-road parking leading to a detached garage and wrap around gardens to three sides enclosed by timber panel fencing for privacy.

Accessed via a double-glazed door into the entrance porch with double glazed door into the hall, stairs rising to the first floor and door through to the lounge. A generous sized room with a double glazed window to the front aspect, fireplace with surround and hearth and inset coal effect gas fire, an under-stair storage cupboard and door leading to the fitted kitchen having a good range of wall and base units, roll top work surfaces, sink and drainer, space and plumbing for a washing machine, dishwasher, freestanding electric cooker and doors leading to the dining room and utility room where there is space for a tumble dryer, fridge freezer and door to the cloakroom WC. Stairs rising to the first floor with access to an insulated loft and doors off to the bedroom accommodation and a fully tiled shower room with a white three piece suite comprising a low flush WC, wash hand basin set in a vanity unit with a cupboard below, a double shower cubicle and extractor fan.



There is a driveway providing off-road parking leading to a detached brick built garage with an automatic up and over door, power and light and window to the rear aspect. The well tended gardens wrap around the property and are mainly laid to lawn with courtesy lighting, an outside tap and flower and shrub borders.



Entrance Hall

Lounge 13'2" x 14'7" (4m x 4.5m)

Dining Room 8'4" x 10'11" (2.5m x 3.3m)



Kitchen 8'2" x 10'7" (2.5m x 3.2m)

Utility Room 5'2" x 5'2" (1.6m x 1.6m)

Cloakroom WC 0'0" x 0'0" (0.00m x 0.00m)

Bedroom One 10'2" x 13'10" (3.1m x 4.2m)



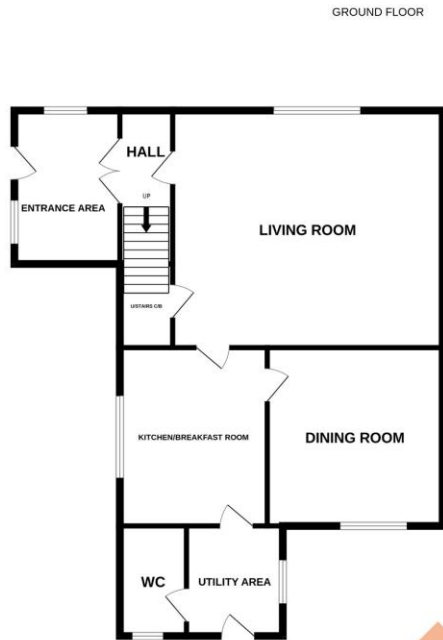
Bedroom Two 10'2" x 11'0" (3.1m x 3.4m)

Bedroom Three 7'4" x 10'5" (2.2m x 3.2m)

Shower Room 7'0" x 7'0" (2.1m x 2.1m)

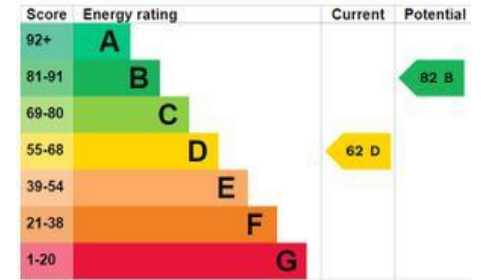






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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

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.