



114 Tamar Road, Melton Mowbray, LE13 0HA

 **NEWTON FALLOWELL**

3 2 1

Key Features

- End Terrace House
- Three Bedrooms
- Breakfast Kitchen & Utility
- Living/Dining Room
- Conservatory
- Bathroom & En-suite
- Garage in a Block
- Cloakroom WC
- EPC Rating D
- Freehold

£260,000





Situated in a popular residential area on the South side of town is this extended and spacious end of terrace house which has been renovated to a high specification. The accommodation comprises in brief, entrance porch into the hallway with stairs rising to the first floor and door through to a good-sized living room leading through to a stunning open plan kitchen, dining room and a double-glazed conservatory. There is also a utility room and cloakroom WC. On the first floor are two double bedrooms, the main bedroom having an en-suite shower room, a further single bedroom and family bathroom. The gardens wrap around the property on three sides with a garage in a block having off-road parking.

The property has been completely refurbished throughout with re-fitted uPVC double glazed windows, new radiators and conservatory roof, and a brick-built porch. Viewings are highly recommended to appreciate the accommodation on offer.

Accessed via a double-glazed door into the entrance porch and door through to the hallway with stairs rising to the first floor and door off into the generous sized living room with a window to the front aspect and fireplace with surround and hearth leading into a stunning open plan kitchen/dining room. Fitted with a modern range of wall and base units, marble work tops, sink and drainer, eye level double oven, gas hob with stainless steel splashback and extractor hood above, central island with drawers and breakfast bar and space for integral appliances, wood laminate flooring and door to utility room with space and plumbing for a washing machine, tumble dryer and cloakroom WC having a two piece suite comprising a low flush WC and wash hand basin. A lovely addition to the property is the part brick and uPVC double glazed conservatory which has French doors leading out to the enclosed rear garden.





Outside to the front is mainly laid to lawn with pedestrian access to the front door, timber panel fencing to the boundary and well tended gardens to the side and rear of the property.

Entrance Hall

Living Room 4.62m x 3.50m (15'2" x 11'6")

Dining Room 2.77m x 2.92m (9'1" x 9'7")

Breakfast Kitchen 4.57m x 3.75m (15'0" x 12'4")

Utility Room

Cloakroom WC

Conservatory 3.75m x 2.84m (12'4" x 9'4")

Bedroom One 4.19m x 3.58m (13'8" x 11'8")

En-suite Shower

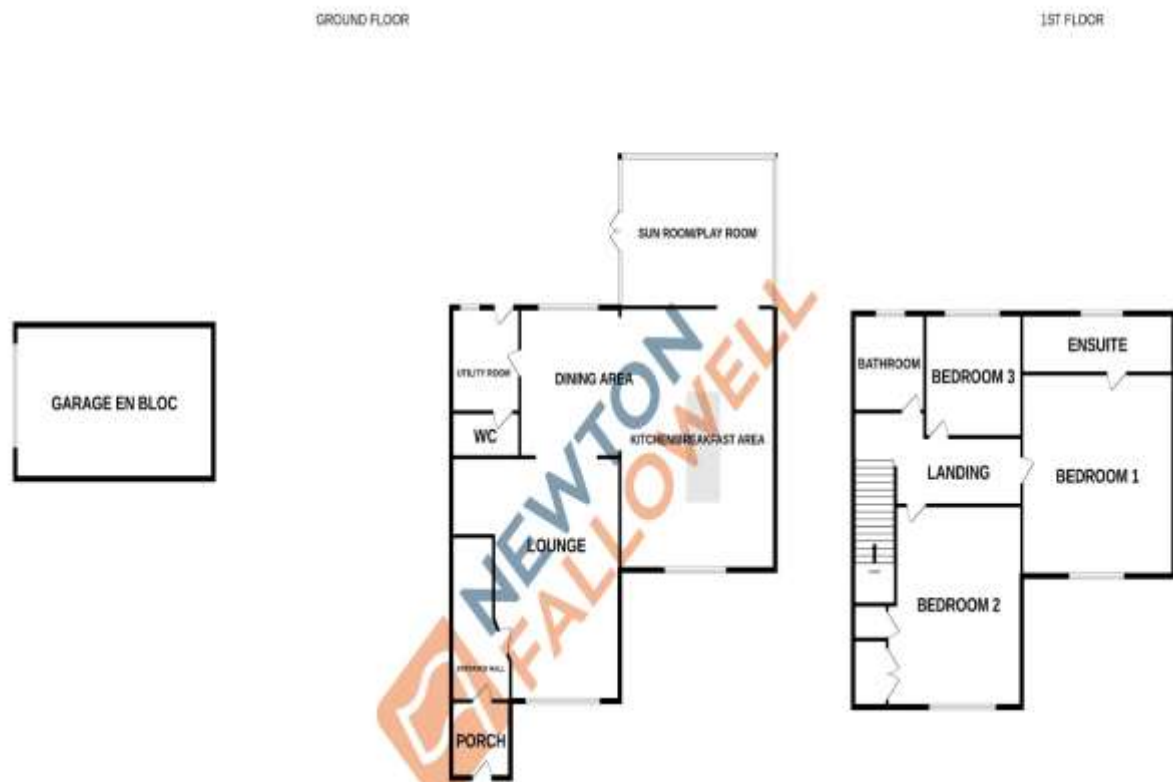
Bedroom Two 3.84m x 4.20m (12'7" x 13'10")

Bedroom Three 2.34m x 2.68m (7'8" x 8'10")

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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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.