



56 Blakeney Crescent, Melton Mowbray, LE13 0QR

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Fully Renovated Semi-Detached House
- Three Bedrooms
- Dining Kitchen
- Living Room
- Bathroom
- Paved Frontage ORP
- Enclosed Rear Garden
- EPC Rating E
- Freehold

£220,000





Refurbished Home –
Immaculate Presentation –
Private Rear Garden –
Substantial Driveway –
Downstair WC Recently Installed –
Full Video Tour Available

Fully renovated semi-detached home situated in a popular residential area on the South side of town. An ideal opportunity for the first-time buyer or investor, having the benefit of uPVC double glazing and gas central heating, with accommodation comprising, entrance hall, cloakroom WC, living room and dining kitchen. On the first floor are three good sized bedrooms and a family bathroom. There is a substantial paved frontage providing ample off-road parking and gated access to an enclosed rear garden.

Accessed via a double-glazed door into the entrance hall with stairs rising to the first floor and door through to the living room with a double-glazed window to the front aspect, a modern vertical radiator, wood laminate flooring and TV point. Door through to the fitted dining kitchen having a good range of wall and base units, straight edge work surfaces, sink and drainer, tiled splashbacks, integrated oven and hob with an extractor hood above, space and plumbing for a washing machine and fridge freezer, wood laminate flooring and door through to a rear hallway with access to a cloakroom WC and door leading to the rear garden. On the first floor are three bedrooms and a fully tiled contemporary fitted bathroom with a low flush WC, wash hand basin set in a vanity unit with cupboards below and bath, heated towel rail and wood laminate flooring.

Outside to the front is a substantial paved area providing ample off-road parking and gated access to a good sized enclosed rear garden, the majority laid to lawn with mature shrubs and bushes and timber panel fencing to the boundaries.

Entrance Hall 0.00m x 0.00m (0'0" x 0'0")

Living Room 14'8" x 12'4" (4.5m x 3.7m)

Dining Kitchen 13'0" x 9'11" (4m x 3m)

Bedroom One 12'5" x 10'6" (3.8m x 3.2m)

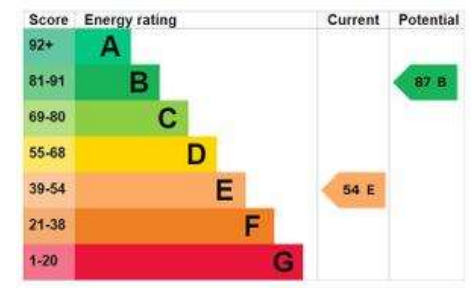
Bedroom Two 10'0" x 11'10" (3m x 3.6m)

Bedroom Three 9'6" x 7'2" (2.9m x 2.2m)

Family Bathroom 0.00m x 0.00m (0'0" x 0'0")



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors, 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: 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.