



1 Shrew Close, Melton Mowbray, LE13 0GQ

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Immaculate Detached House
- Three/Four Bedrooms
- Dining Kitchen
- Dual Aspect Living Room
- Cloakroom WC
- Bathroom & En-suite
- Garage & Off-Road Parking
- Enclosed Rear Garden
- EPC Rating B
- Freehold

£375,000





An immaculate, modern detached house situated on the South side of Melton Mowbray having the benefit of gas central heating and double glazing. The spacious accommodation comprises in brief, entrance hall, cloakroom WC, dual aspect living room and open plan living, dining, kitchen and utility area. On the first floor are three/four bedrooms, and a family bathroom, the main bedroom having an en-suite shower room. Bedroom Four is currently being used as a dressing room but could easily be converted back to a bedroom. There is a block paved driveway providing off-road parking for two cars leading to a detached garage and side gated access to an enclosed and well tended rear garden.

Access via a double glazed door with storm porch into the entrance hall, wood laminate flooring, stairs rising to the first floor and door off to a cloakroom WC having a two piece white suite comprising a low flush WC and wash hand basin set in a vanity unit with cupboard below, a continuation of the wood laminate flooring and half tiling to walls. The spacious, dual aspect living room has a 'walk-in' box window to the front aspect and French doors leading to the rear garden, both fitted with customised window shutters, and the open plan living, dining, kitchen has a lovely range of wall and base units, complementary straight edge work tops, double sink unit and mixer tap, tiled splashbacks, centre island with drawers, integrated hob with an extractor above, eye level double oven, dishwasher and fridge/freezer, spotlighting to the ceiling, window to the rear aspect with fitted window shutters and space to dine with a 'walk-in' box window to the front aspect and wood laminate flooring. Door through to a utility area with space and plumbing for a washing machine and tumble dryer, under stair storage cupboard and door leading to the rear garden.





Stairs rising to the first-floor landing with loft access and doors to three good sized bedrooms, a dressing room and a family bathroom with a four-piece white suite comprising a low flush WC, wash hand basin, bath with an overhead shower and separate shower cubicle. The main bedroom has an en-suite shower room.

There is a block paved driveway providing off-road parking for two cars leading to a detached garage with up and over door, power and light and courtesy door to the rear garden. The delightful, enclosed rear garden has an extensive paved patio with seating area, the majority laid to lawn, an array of mature shrubs, bushes and trees and timber panel fencing to the boundaries.

Entrance Hall

Cloakroom WC 3'5" x 5'5" (1m x 1.6m)

Living Room 3.25m x 6.83m (10'8" x 22'5")

Dining Kitchen 3.73m x 6.86m (12'2" x 22'6")

Utility Room 6'11" x 8'2" (2.1m x 2.5m)

Bedroom One 3.77m x 3.70m (12'5" x 12'1")

En-suite Shower 4'10" x 7'8" (1.5m x 2.3m)

Bedroom Two 3.68m x 3.31m (12'1" x 10'11")

Bedroom Three 2.13m x 2.95m (7'0" x 9'8")

Bedroom Four/Dressing Room 2.21m x 2.16m (7'4" x 7'1")

Bathroom 8'8" x 9'8" (2.7m x 3m)

Garage 10'5" x 20'11" (3.2m x 6.4m)







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: D

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.