



26 The Crescent, Melton Mowbray, LE13 0NF

 **NEWTON FALLOWELL**

5 3 2

## Key Features

- Extended Detached House
- Five Double Bedrooms
- Living/Dining Room
- Breakfast Kitchen & Utility
- Conservatory
- Bathroom & Two En-suites
- Driveway & Workshop
- Enclosed Courtyard Garden
- EPC Rating C
- Freehold

£325,000





Situated within walking distance of many local amenities is this extended detached house offering a blend of modern comfort and spacious living. The accommodation comprises in brief, entrance porch, hallway, cloakroom WC, living room, dining area, breakfast kitchen, utility room and conservatory. There are five double bedrooms, one on the ground floor having an en-suite bath/shower room, and stairs rising to the first floor with loft access and doors off to four bedrooms and a family bathroom. The main bedroom having an en-suite shower room. Outside to the front is a block paved driveway providing off-road parking for two cars and gated access to an enclosed courtyard garden with two timber sheds, and a paved patio.

Accessed via a double-glazed front door into the entrance porch with a door into the hallway. Door off to a cloakroom WC and door leading through to the living room with a double-glazed window to the front aspect, fireplace with surround and hearth and archway into the dining area with double glazed French doors into the conservatory. The breakfast kitchen has a range of wall and base units, roll top work surfaces, sink and drainer, freestanding Range cooker, space and plumbing for a washing machine, dishwasher and tumble dryer, window looking into the conservatory and door off to a utility room. There is a bedroom on the ground floor having an en-suite bath/shower room with a three-piece white suite comprising a low flush WC, wash hand basin and a walk-in mobility tub. Stairs rising to the first-floor landing with access to the loft and doors off to four generous sized bedrooms, and a family bathroom. The main bedroom having an en-suite shower room. There is a block paved driveway to the front providing off-road parking and gated access to an enclosed courtyard garden. There are two good sized timber sheds ideal for storage.





Entrance Porch

Hallway

Living Room 3.20m x 5.30m (10'6" x 17'5")

Dining Area 2.67m x 3.06m (8'10" x 10'0")

Breakfast Kitchen 5.00m x 3.06m (16'5" x 10'0")

Utility Room 1.80m x 2.88m (5'11" x 9'5")

Conservatory 5.20m x 2.88m (17'1" x 9'5")

Downstairs Bedroom Five 2.29m x 4.35m (7'6" x 14'4")

En-suite Bath/Shower 2.20m x 1.30m (7'2" x 4'4")

First Floor Landing

Bedroom One 3.76m x 4.26m (12'4" x 14'0")

En-suite Shower 0.00m x 0.00m (0'0" x 0'0")

Bedroom Two 3.37m x 3.27m (11'1" x 10'8")

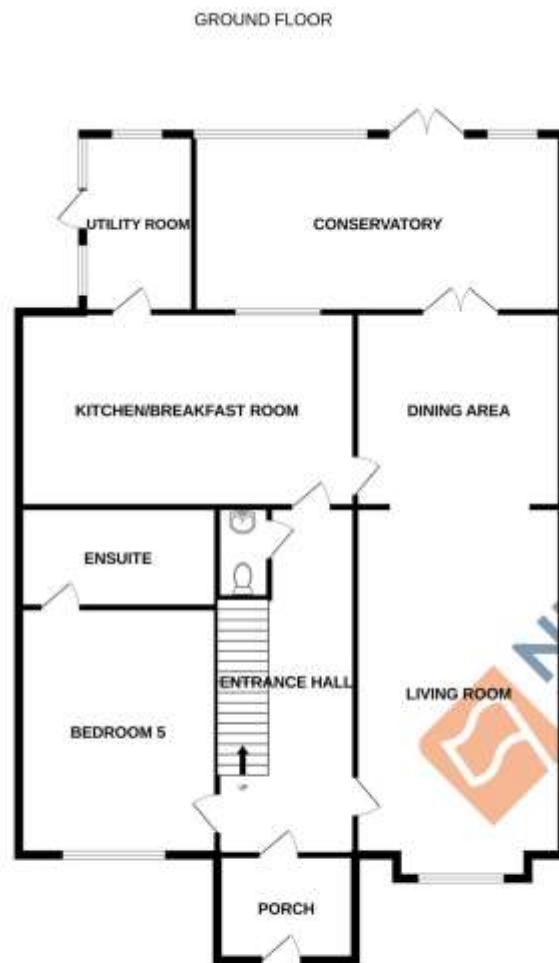
Bedroom Three 2.47m x 3.80m (8'1" x 12'6")

Bedroom Four 2.27m x 2.88m (7'5" x 9'5")

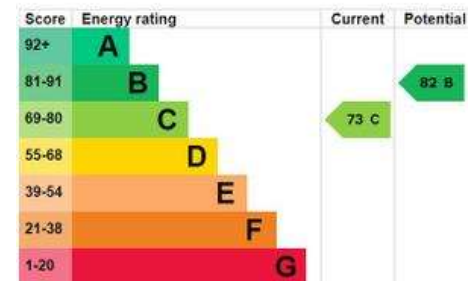
Family Bathroom 2.00m x 3.03m (6'7" x 9'11")







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.

#### 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.