



27 Casterton Road, Melton Mowbray, LE13 0XZ

 **NEWTON FALLOWELL**

3 2 1

## Key Features

- DETACHED HOUSE
- ENSUITE & FAMILY BATHROOM
- LESS THAN TWO YEARS OLD
- THREE DOUBLE BEDROOMS
- DINING KITCHEN
- GARAGE & DRIVEWAY
- NO ONWARD CHAIN
- VIEWING ESSENTIAL TO APPRECIATE
- EPC RATING B
- 

£290,000





The ground floor boasts an impressive Living Room with a bay window and plenty of space for the whole family to relax and unwind.

The open plan dining kitchen is found to the rear and runs the full width of the home giving a great space for cooking, eating, relaxing and entertaining. The French doors also provide access to the garden, perfect for summer BBQs.

The ground floor is completed by the Cloakroom which is fitted with Roca sanitary ware.

On the first floor are two double bedrooms, and a generous single, a Shower en-suite to Bedroom One and the family bathroom.

Bedroom One benefits from a shower en-suite which is equipped with Roca sanitary ware and full height tiling to the shower cubicle.

Bedroom Two is another spacious double bedroom which has plenty of space for wardrobes and other bedroom furniture.

Bedroom Three is a generous single bedroom which also has space for wardrobes or could alternatively be used as a home office or study.

The floor is completed by the Bathroom which comes with Roca sanitary ware and half height tiling to wet walls.

Completed by a single garage and driveway.





Ground Floor

Entrance Hall

Cloakroom WC

Living Room 5.364m x 3.216m 17'7" x 10'7" (inc. bay)

Kitchen/Dining Area 5.455m x 3.050m 17'11" x 10'0"

First Floor

Bedroom One 3.402m x 3.019m 11'2" x 9'11"

En Suite 2.445m x 1.195m 8'0" x 3'11"

Bedroom Two 3.495m x 3.402m 11'6" x 11'2" (max)

Bedroom Three 3.040m x 2.474m 10'0" x 8'1"

Bathroom 1.965m x 1.957m 6'5" x 6'5"

EPC RATING B

COUNCIL TAX BAND D





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.