



31 Mason Road, Melton Mowbray, LE13 1NF

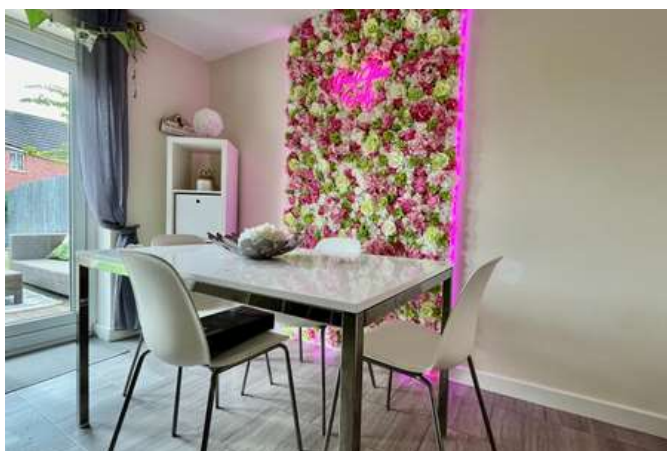
 **NEWTON FALLOWELL**

4 2 2

Key Features

- Modern Detached Family Home
- Four Double Bedrooms
- Living Room
- Cloakroom WC
- Office/Playroom
- Dining Kitchen
- Bathroom & En-suite Shower
- Detached Garage
- EPC Rating B
- Freehold

£325,000





Situated in a most desirable area close to Melton Country Park and John Ferneley College is this spacious detached family home. Having the benefit of uPVC double glazing, gas central heating and a landscaped South facing rear garden, the accommodation comprises in brief, entrance hall, cloakroom WC, living room, office/playroom and dining kitchen. On the first floor are four double bedrooms and a family bathroom, the main bedroom boasting an en-suite shower room. There is a driveway providing off-road parking leading to a detached garage and gated access to the enclosed rear garden.

Accessed via the double-glazed front door with storm porch into the entrance hall with doors off to a cloakroom WC, two reception rooms, dining kitchen and stairs rising to the first floor. The living room has a double-glazed window to the front aspect, TV point and radiator. Door leading to an office/playroom having a double-glazed window to the front aspect with a fitted blind. A generous sized dining kitchen having a range of wall and base units, straight edge wooden work surfaces, a one and a half bowl sink and drainer, space and plumbing for a washing machine, dishwasher and freestanding fridge/freezer, integrated double oven and four ring gas hob with a stainless-steel extractor hood above. The dining area has space for table and chairs and double-glazed French doors leading to the rear garden. Stairs rising to the first-floor landing with loft access and doors off to four double bedrooms and a family bathroom, the main bedroom boasting an en-suite shower room.



There is a driveway providing off-road parking for two cars leading to a detached garage with an up and over door and power and light connected. Gated access to an enclosed, landscaped South facing rear garden with a decked patio seating area, the majority laid to artificial grass and timber panel fencing to the boundary.



Entrance Hall

Cloakroom WC

Living Room 3.53m x 4.40m (11'7" x 14'5")

Office/Playroom 2.70m x 2.91m (8'11" x 9'6")

Dining Kitchen 7.43m x 3.26m (24'5" x 10'8")

Bedroom One 3.89m x 3.59m (12'10" x 11'10")

En-suite Shower Room

Bedroom Two 3.54m x 3.69m (11'7" x 12'1")

Bedroom Three 2.61m x 2.91m (8'7" x 9'6")

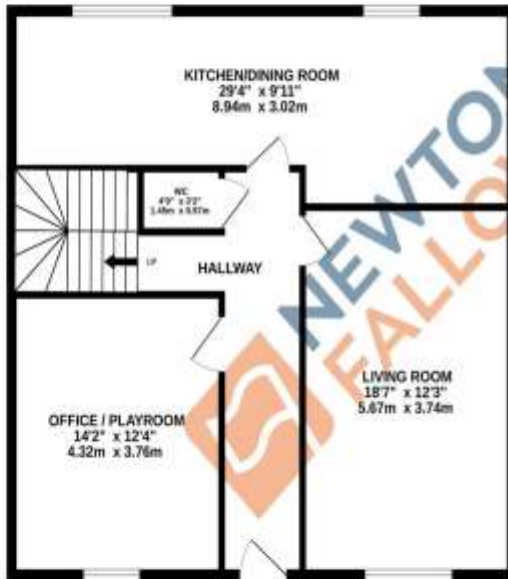
Bedroom Four 2.61m x 2.67m (8'7" x 8'10")

Family Bathroom

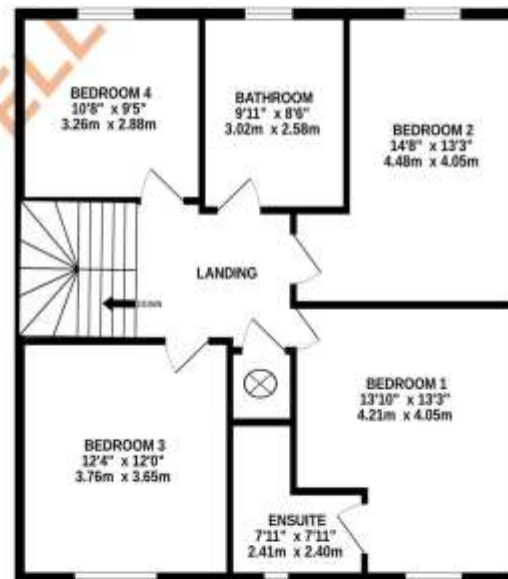




GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 1823 sq.ft. (169.4 sq.m.) approx.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	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: 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.