



35 Main Street, Kirby Bellars, LE14 2EA

 **NEWTON FALLOWELL**

2 1 1

Key Features

- End Terrace House
- Two Bedrooms
- Lounge
- Dining Kitchen
- Bathroom
- Off Road Parking
- Garage
- Village Location
- EPC Rating D
- Freehold

£210,000





Offered to the market with no onward chain is this two-bedroom end terrace house which needs some updating and is situated in a rural location on the outskirts of Melton Mowbray. The accommodation comprises in brief, entrance porch, lounge, dining kitchen and sunroom. On the first floor are two bedrooms and a family bathroom. Outside to the front is a driveway providing off-road parking leading to a single garage and gated access to an enclosed rear garden.

Entrance Porch 0.89m x 1.69m (2'11" x 5'6")

Lounge 3.03m x 3.91m (9'11" x 12'10")

Dining Kitchen 3.03m x 4.99m (9'11" x 16'5")

Sunroom 1.47m x 2.57m (4'10" x 8'5")

Bedroom One 3.22m x 3.93m (10'7" x 12'11")

Bedroom Two 2.38m x 3.21m (7'10" x 10'6")

Bathroom 2.38m x 2.32m (7'10" x 7'7")



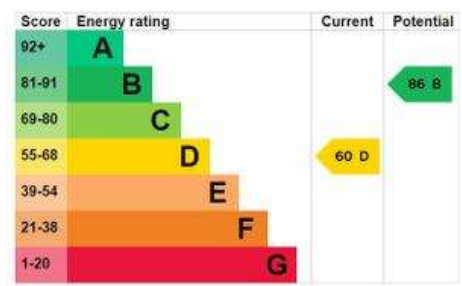
Accessed via the front door into the double-glazed entrance porch, door into the lounge with a double-glazed window to the front aspect, stairs rising to the first floor and archway through to the dining kitchen. A good-sized dining kitchen having wall and base units, and freestanding cooker, under stair storage space and door leading to a rear sunroom. Stairs rising to the first-floor landing with loft access and doors off to two bedrooms and a family bathroom having a three-piece white suite and bath with an overhead shower attachment.

There is a single garage with an up and over door, power and light and courtesy door to the rear. Gated access leads to an enclosed rear garden with mature shrubs and bushes, greenhouse and outbuilding.





While every effort has been made to ensure the accuracy of the description 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: A

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.