



41 Melbray Drive, Melton Mowbray, LE13 1JS

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Semi-Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Family Bathroom
- Detached Garage
- Rear Garden
- EPC Rating D
- Freehold

£230,000





Situated in a popular residential area within close proximity of Ferneley College and Melton Country Park is this well-presented semi-detached house. Having the benefit of gas central heating and uPVC double glazing. the accommodation comprises in brief, entrance hall, cloakroom WC, living room, dining room and fitted kitchen. On the first floor are three bedrooms and a family bathroom. Outside to the front is a block paved driveway providing off-road parking with gated access to a detached garage and an enclosed rear garden.



Accessed via a double-glazed door into the entrance hall with stairs rising to the first floor and door off to a cloakroom WC. The spacious living room has a double-glazed window to the front aspect, a modern feature electric fire with surround, television point, wood laminate flooring and sliding double doors opening into the dining room having a continuation of the wood laminate flooring, double glazed window to the rear aspect and sliding door leading through to the fitted kitchen. Having a double-glazed window to the rear aspect and door to the side, a range of wall and base units, sink and drainer, integrated electric oven and gas hob with a stainless-steel extractor hood above, tiled splashbacks, space and plumbing for a washing machine and fridge freezer, useful pantry cupboard and wood laminate flooring. Stairs rising to the first floor landing with doors off to the bedroom accommodation and the family bathroom which has a white three piece suite comprising a low flush WC, wash hand basin and bath with an overhead shower, extractor fan, tiling to wet areas and radiator.



Outside to the front is a good sized block paved driveway and an area laid to gravel, gated access to the rear garden, a detached garage with up and over door, a paved patio seating area, steps down to the majority laid to lawn, a garden shed and timber panel fencing to the boundaries.

Living Room 5.11m x 3.36m (16'10" x 11'0")

Dining Room 2.8m x 2.68m (9'2" x 8'10")

Kitchen 3.24m x 2.68m (10'7" x 8'10")

Cloakroom WC 0.98m x 0.83m (3'2" x 2'8")

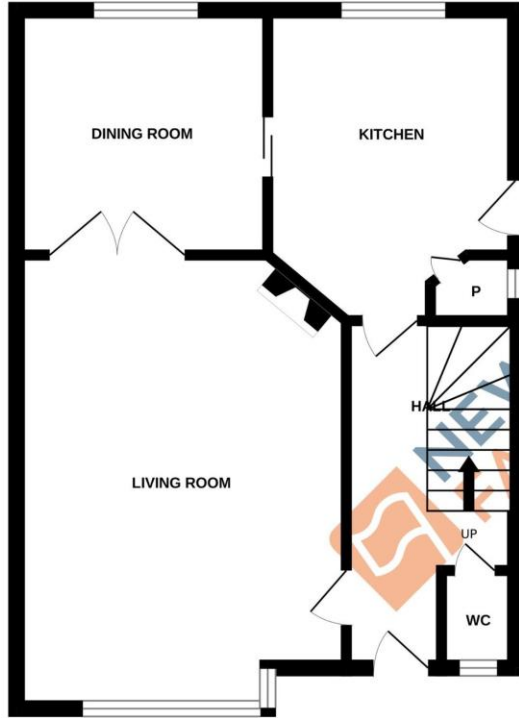
Bedroom One 3.6m x 3.48m (11'10" x 11'5")

Bedroom Two 3.76m x 3.65m (12'4" x 12'0")

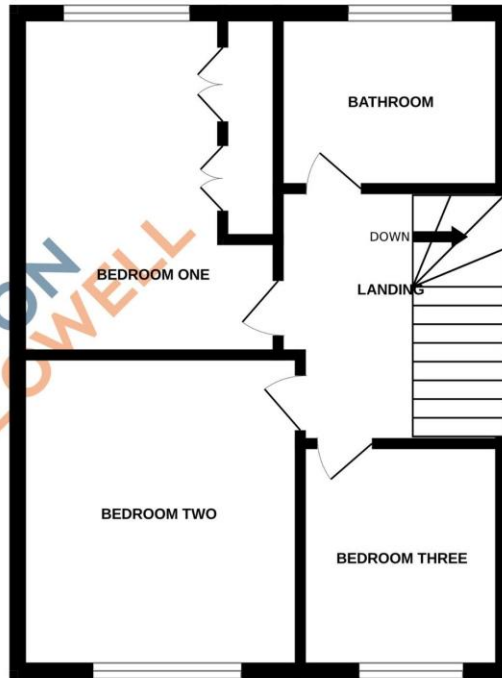
Bedroom Three 2.48m x 2.18m (8'1" x 7'2")

Family Bathroom 1.8m x 2.24m (5'11" x 7'4")

GROUND FLOOR

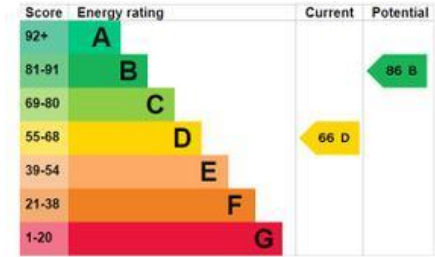


1ST FLOOR



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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 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: B

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.