



8 The Drive, Melton Mowbray, LE13 0BT

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Well Presented Detached House
- Three Bedrooms
- Two Reception Rooms
- Extended Breakfast Kitchen
- Utility & Cloakroom WC
- Loft Conversion
- Cul-de-sac Location
- Driveway, Off-Road Parking
- EPC Rating C
- Freehold

Guide price £375,000-£400,000





GUIDE PRICE: £375,000 TO £400,000

Situated at the end of a quiet cul-de-sac is this well presented and extended detached family home. Having the benefit of gas central heating and uPVC double glazing, the accommodation comprises in brief, entrance hall, sitting room, living/dining room, breakfast kitchen, utility and cloakroom WC. Stairs rising to the first floor with doors off to three bedrooms and a family bathroom. Further steps rising to a loft room in the generous roof space. Outside to the front is a driveway providing off-road parking for three cars and gated access to an enclosed South facing rear garden.

With steps up to the front entrance door with storm porch into the entrance hall with solid oak floorboards, stairs rising to the first floor and door leading to the living room with a double glazed bay window to the front aspect opening through to a light and airy sitting room with double glazed French doors and windows either side overlooking the rear South facing garden. A fireplace with inset coal effect fire, wooden surround and hearth, wall lights and TV point. The spacious, extended dining kitchen has a vaulted ceiling with wooden beam, spotlights, double glazed French doors with side windows, a range of base units, solid oak work tops, Belfast sink with mixer tap, tiled splashbacks, a Rangemaster cooker, extractor canopy hood above, space for fridge/freezer, stone flooring and space to dine. Door off to a cloakroom WC/utility room housing the newly fitted wall mounted Vaillant central heating boiler which has a 10-year guarantee, a window to the side aspect, a low flush WC, sink and drainer and space and plumbing for a washing machine. Stairs rising to the first-floor landing with access to an insulated loft with storage space in the eaves of the roof and doors off to three good sized bedrooms and a family bathroom with a white three-piece suite, Travertine flooring, overhead shower and shower screen and heated towel rail. Further steps lead up to a carpeted loft room in the generous roof space with a Velux skylight.



Outside to the front is a block paved driveway providing off-road parking and side gated access to an enclosed South facing rear garden with a paved patio, the majority laid to lawn, garden shed, mature shrubs and trees and timber panel fencing to the boundaries.



Entrance Hall 1.81m x 3.73m (5'11" x 12'2")

Sitting Room 3.93m x 3.99m (12'11" x 13'1")

Living Room 3.94m x 4.84m (12'11" x 15'11")

Inner Hallway 2.11m x 2.79m (6'11" x 9'2")



Dining Kitchen 3.7m x 4.57m (12'1" x 15'0")

Utility Room/WC 1.47m x 2.82m (4'10" x 9'4")

Bedroom One 3.53m x 4.56m (11'7" x 15'0")

Bedroom Two 3.53m x 3.36m (11'7" x 11'0")

Bedroom Three 2.27m x 2.52m (7'5" x 8'4")

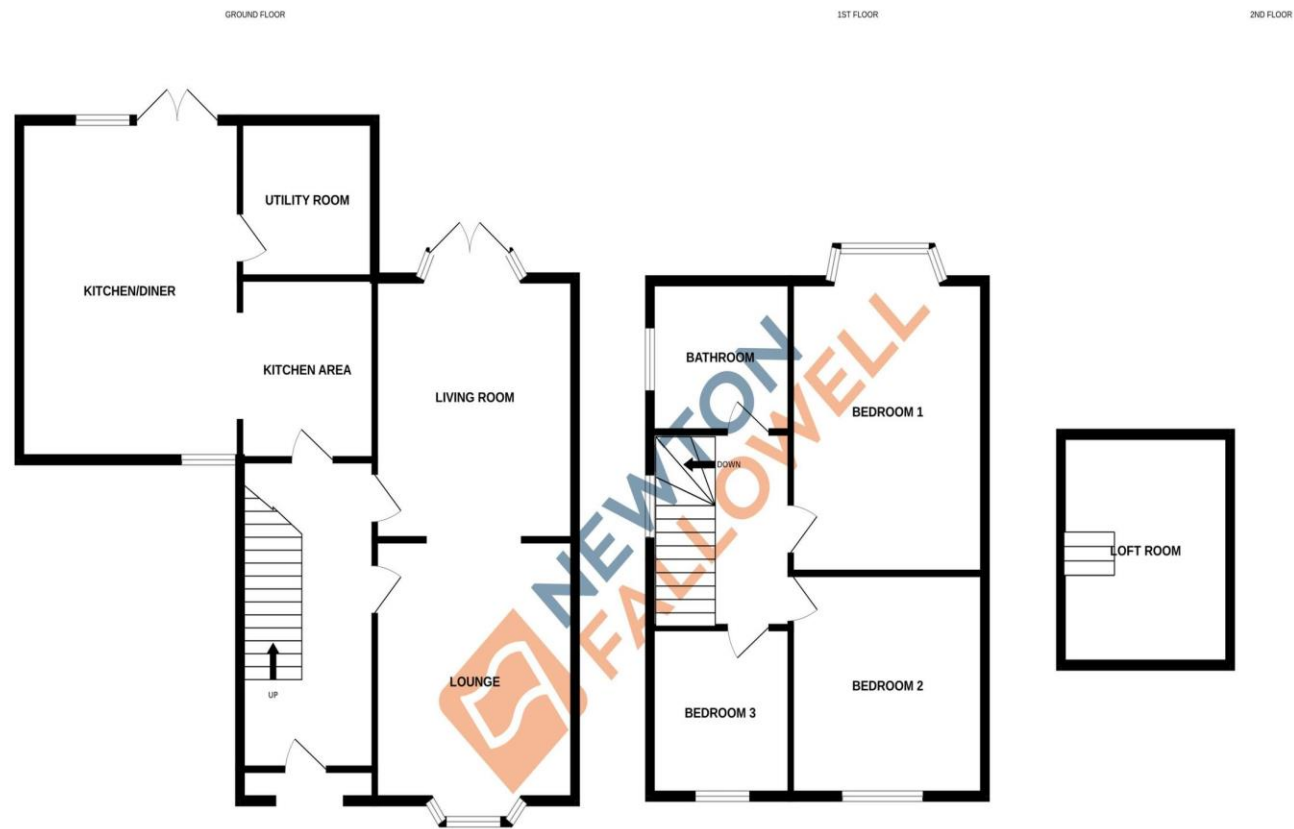


Bathroom 2.1m x 2.26m (6'11" x 7'5")

Loft Room 3.58m x 3.22m (11'7" x 10'2")

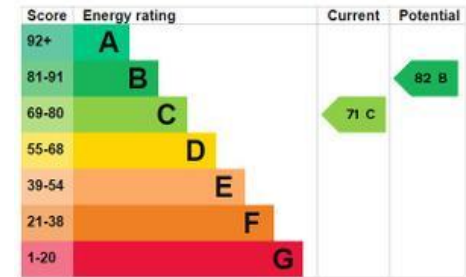






TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) approx.

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: 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.