



11 Owen Crescent, Melton Mowbray, LE13 1TR

 **NEWTON FALLOWELL**



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## Key Features

- Detached Bungalow
- Three Bedrooms
- Living/Dining Room
- Kitchen
- Family Bathroom
- Cul-de-sac Location
- Garage & ORP
- Close to Melton Country Park
- EPC Rating D
- Freehold

£270,000







Situated in a quiet cul-de-sac within close proximity of Melton Country Park is this detached three-bedroom bungalow. Tucked away on a good-sized corner plot and offered to the market with no upward chain, the accommodation comprises in brief, entrance hall, living/dining room, kitchen, three bedrooms and a family bathroom. There is a driveway providing off road parking leading to a detached garage and well-tended gardens with an array of mature shrubs and bushes.

Accessed via the front door into the 'L' shaped entrance hall with storage cupboard and doors off to the accommodation. Having a spacious, light and airy living/dining room with a double-glazed window to the side aspect and further windows and door to the rear, a stone fireplace with an inset coal effect gas fire, surround and hearth, two radiators and wall lights. The kitchen has a double-glazed window and door leading to the rear garden, wall and base units, sink and drainer, freestanding cooker, space and plumbing for a washing machine and further appliance, wall mounted central heating boiler and tiled splashbacks. There are two double and a single bedroom and a bathroom with a white three-piece suite comprising a low flush WC, wash hand basin and bath.

Outside is a paved driveway providing off-road parking leading to a detached brick-built garage with an up and over door. Occupying a corner plot, the gardens wrap around the house with an array of mature shrubs and bushes and an area laid to lawn.

Entrance Hall

Living/Dining Room 4.39m x 7.97m (14'5" x 26'1")

Kitchen 3.46m x 3.49m (11'5" x 11'6")

Bedroom One 2.9m x 4.11m (9'6" x 13'6")

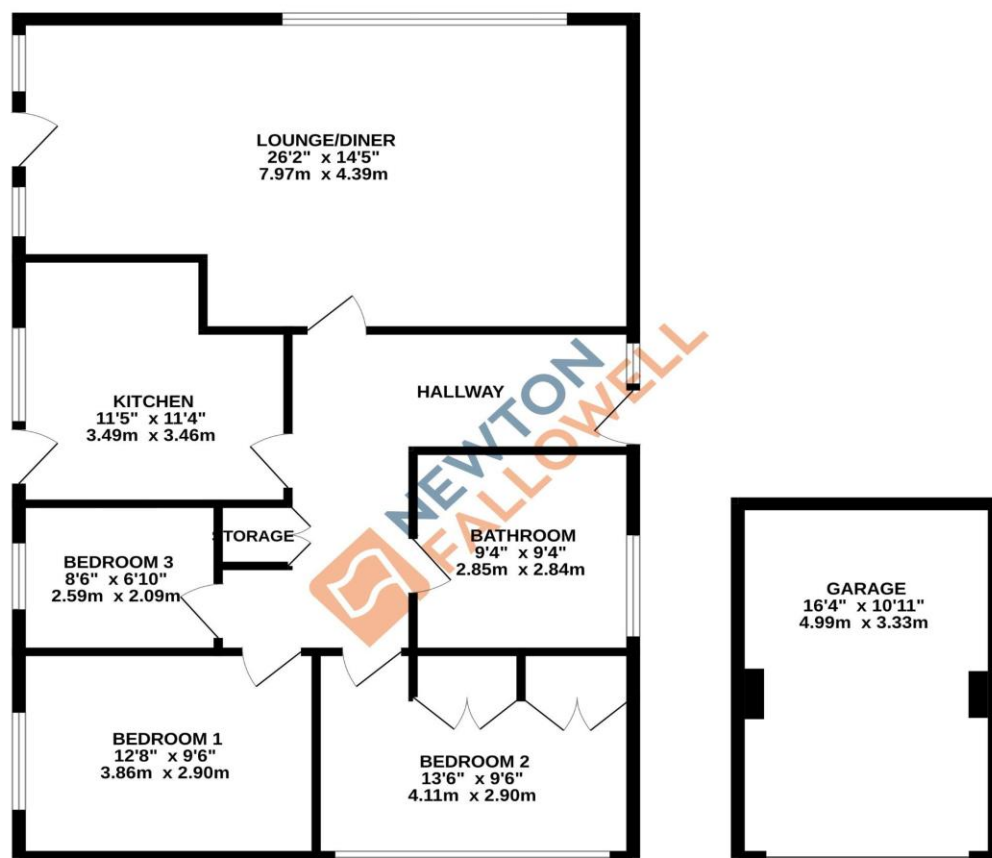
Bedroom Two 2.9m x 3.86m (9'6" x 12'8")

Bedroom Three 2.09m x 2.59m (6'11" x 8'6")

Family Bathroom 3.33m x 2.85m (10'11" x 9'5")

Detached Garage 3.33m x 4.99m (10'11" x 16'5")

GROUND FLOOR  
1189 sq.ft. (110.5 sq.m.) approx.



TOTAL FLOOR AREA: 1189 sq.ft. (110.5 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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: 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.