



58 West Avenue, Melton Mowbray, LE13 0JJ

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Semi-Detached House
- Three Bedrooms
- Open Plan Living Dining Room
- Fitted Kitchen
- Driveway & Detached Garage
- Completely Re-Wired
- Generous Rear Garden
- EPC Rating D
- Freehold

£210,000





Situated close to many local amenities is this three-bedroom semi-detached family home. Occupying a generous plot and having the benefit of off-road parking leading to a detached single garage, the accommodation comprises in brief, entrance hall, open plan living, dining room and fitted kitchen. On the first floor are three good sized bedrooms, a two-piece bathroom and separate WC. Outside to the front is substantial hardstanding providing off-road parking with hedging to the boundaries. Access to a large rear garden with a paved patio, the remainder laid to lawn, a good array of mature shrubs and bushes, useful outbuildings ideal for storage and a detached brick-built garage having an up and over door and courtesy door into the rear garden.

Accessed via a double-glazed door into the entrance hall and stairs rising to the first floor. A spacious open plan, dual aspect living, dining room with a wall mounted gas fire, wood laminate flooring and door leading through to the kitchen having wall and base units, roll top work surfaces, sink and drainer, integrated oven and four ring gas hob with a stainless steel extractor hood above, space and plumbing for a washing machine and dishwasher, a storage pantry, window and door leading to the rear garden. Stairs rising to the first floor with loft access and doors off to three good sized bedrooms, a two piece bathroom and separate WC.



Outside to the front is a substantial hardstanding providing ample off-road parking, hedging to the boundaries and access to a detached garage with an up and over door, power and light and courtesy door leading to an enclosed rear garden which is mainly laid to lawn. There is also a brick built outbuilding ideal for storage.



Entrance Hall

Living Room 13'5" x 11'4" (4.1m x 3.5m)

Dining Room 10'7" x 9'4" (3.2m x 2.8m)

Kitchen 8'7" x 7'5" (2.6m x 2.3m)



First Floor Landing

Bedroom One 12'2" x 10'6" (3.7m x 3.2m)

Bedroom Two 11'5" x 9'5" (3.5m x 2.9m)

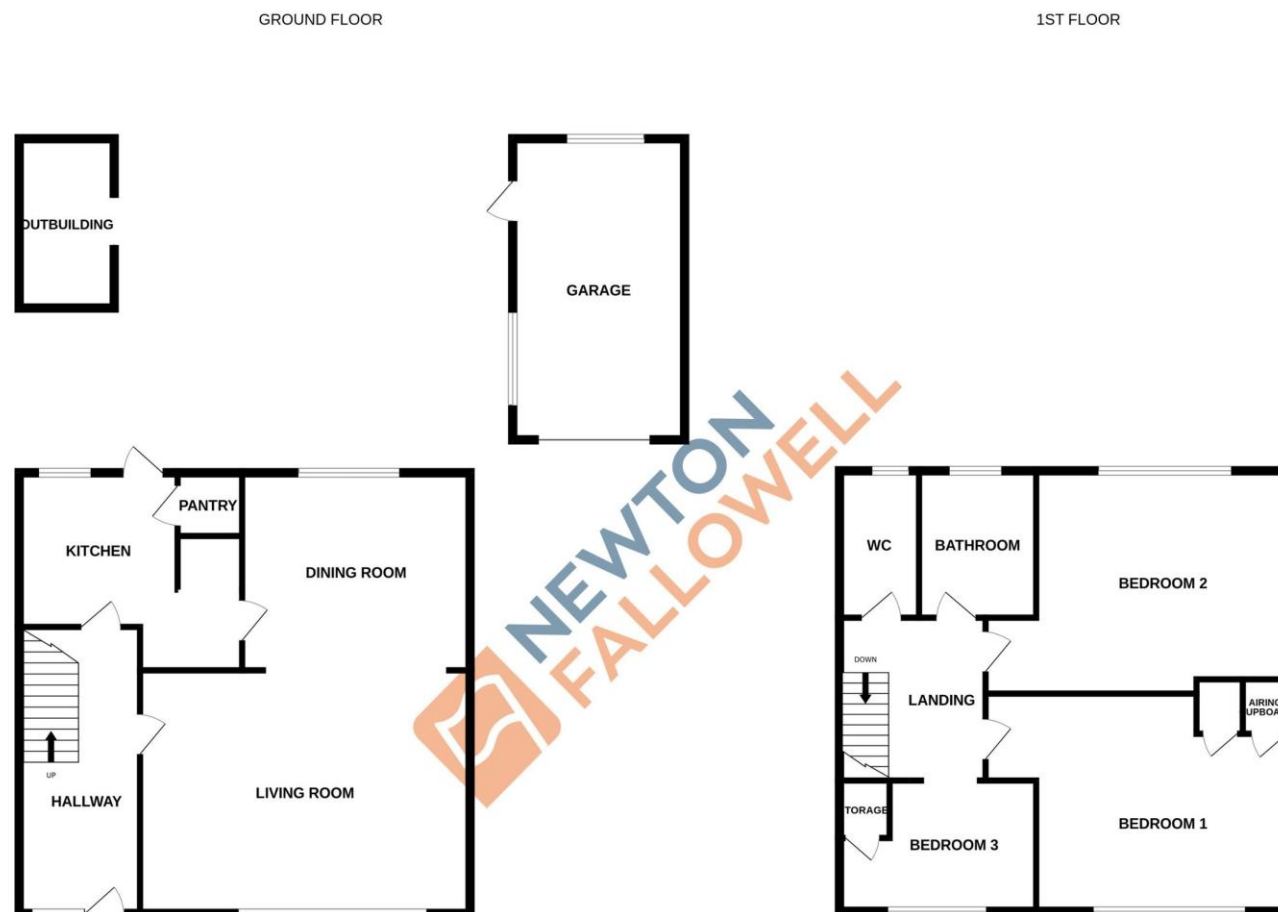
Bedroom Three 9'0" x 7'11" (2.7m x 2.4m)

Bathroom 5'7" x 4'10" (1.7m x 1.5m)

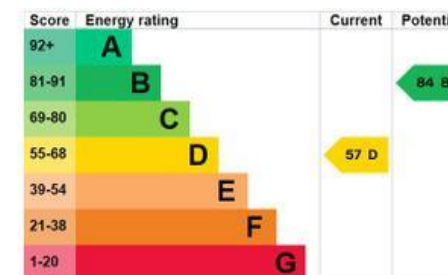
Cloaks WC 5'7" x 2'8" (1.7m x 0.8m)







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.



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.