



16 Sycamore Close, Melton Mowbray, LE13 0PX

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Spacious Detached House
- Four Bedrooms
- Living Room
- Garden Room
- Dining Kitchen
- Utility Room & Cloakroom WC
- Bathroom & En-suite Shower
- Double Garage
- EPC Rating D
- Freehold

Offers over £375,000





Situated at the end of a 'no through' road is this spacious and well-presented detached family home having the benefit of uPVC double glazing, gas central heating and delightful, well tended, private gardens to the front and rear of the property. The accommodation comprises in brief, entrance hall, living room, conservatory, dining kitchen, utility room and cloakroom WC. On the first floor are four good sized bedrooms, the main bedroom having an en-suite shower room and a family bathroom. There is gated access to a driveway providing off-road parking leading to a detached double garage and extensive well tended gardens to the front and rear aspects.

Accessed via a double glazed door into the entrance hall with a feature oak staircase rising to the first floor and door off to a cloakroom WC and French doors leading through to a spacious living room having a double glazed bay window to the front aspect, coal effect fire with wooden surround and tiled hearth, wood laminate flooring, television point and sliding patio doors through to a huge conservatory with windows on all sides and French doors leading to the rear garden. A skylight window and spotlighting to the ceiling, tiled flooring and patio doors off to the dining kitchen. Fitted with an array of white wall and base units, complementary work tops, sink and drainer, tiled splashbacks, a Range cooker with an extractor hood above, integrated dishwasher, tiled flooring, space for a freestanding 'American' style fridge/freezer and archway through to a utility room housing the wall mounted central heating boiler, space and plumbing for a washing machine, sink and drainer, space for coats and a door to the side aspect. On the first floor are four good sized bedrooms, and a family bathroom, the main bedroom having the benefit of an en-suite shower room.





The property is approached on to a large private driveway with double gates. There is a detached double garage with an up and over door, power and light and the enclosed gardens are well tended with a paved patio, the remainder laid to lawn, mature shrubs and bushes, hedging and fencing to the boundaries.

Entrance Hall

Cloakroom WC

Living Room 5.79m x 3.66m (19'0" x 12'0")

Conservatory 4.01m x 5.71m (13'2" x 18'8")

Dining Kitchen 2.95m x 5.61m (9'8" x 18'5")

Utility Room 2.97m x 1.57m (9'8" x 5'2")

Bedroom One 3.78m x 3.12m (12'5" x 10'2")

En-suite Shower 3.78m x 3.12m (12'5" x 10'2")

Bedroom Two 3.35m x 2.9m (11'0" x 9'6")

Bedroom Three 2.84m x 2.82m (9'4" x 9'4")

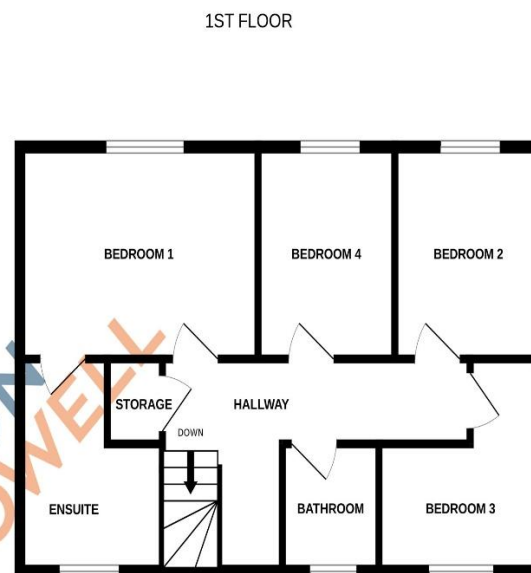
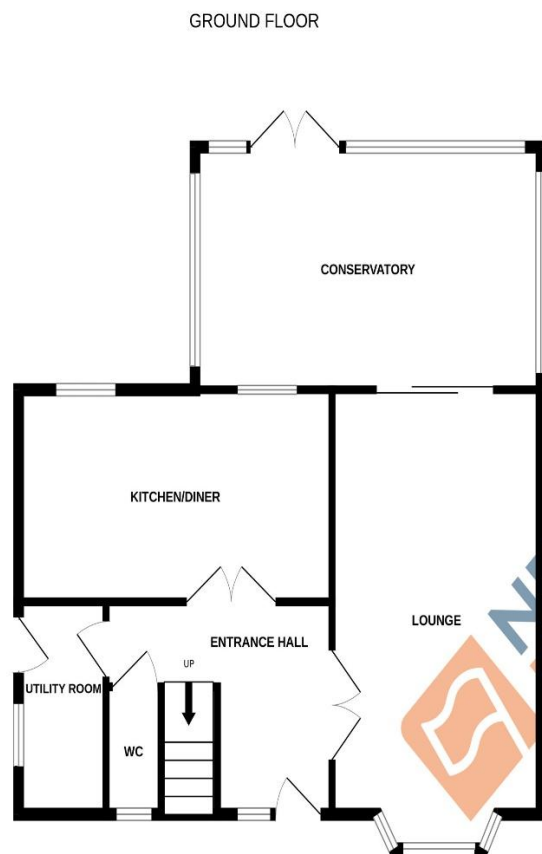
Bedroom Four 3.07m x 2.06m (10'1" x 6'10")

Family Bathroom

Double Garage







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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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: 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.