



102 Redwood Avenue, Melton Mowbray, LE13 1UT

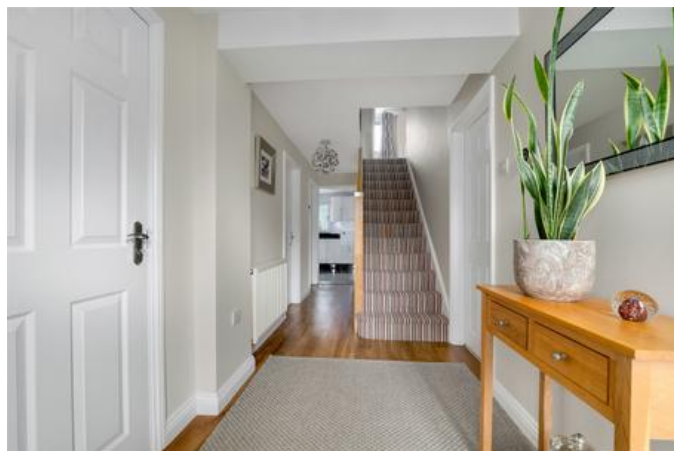
 **NEWTON FALLOWELL**

4 2 2

Key Features

- Superb Detached Family Home
- Four Bedrooms
- Spacious Living Room
- Kitchen, Utility & Cloakroom WC
- Bathroom & En-suite Shower
- Large Conservatory
- Garage & Driveway
- Backs on to Melton Country Park
- EPC Rating C
- Freehold

£450,000





High-end finishes throughout – Stunning 300 sq. ft. conservatory flooding the home with natural light – Over 1200 sq. ft of further living space – Beautifully landscaped garden with patio and summer house – Sleek and stylish kitchen with premium appliances – Highly Sought After Location – Much Loved Family Home For Over 25 Years

A sensational and truly outstanding four-bedroom family home, finished to an exceptional standard, offering spacious and stylish living throughout. Boasting a stunning 300-square-foot conservatory, this high-specification property enjoys an incredible rear garden backing directly onto the picturesque country park. With a sleek modern kitchen, luxurious bathrooms, and an impressive open-plan design, this home is perfect for contemporary family living.

Occupying a larger than average plot, this superb, detached family home backs on to Melton Country Park and has the benefit of a stunning conservatory at the rear which covers the full width of the property. The spacious accommodation comprises in brief, entrance hall, cloakroom WC, living room, conservatory, fitted kitchen, and utility room. On the first floor are four good sized bedrooms, an en-suite shower room and a family bathroom. Outside to the front is a block paved driveway providing ample off-road parking leading to an integral garage. A particular highlight of the property is the enclosed, landscaped rear garden with a summer house.



Accessed into the entrance hallway with stairs rising to the first-floor landing, karndean flooring and door off to a cloakroom WC and utility room. The dual aspect living room has a bay window to the front aspect, a feature wall mounted electric fire and sliding patio doors leading through to double glazed conservatory with dwarf brick wall and windows on all sides, an apex roof, tiled floor, power and light and French doors out to the rear garden. The kitchen is fitted with an excellent range of white gloss wall and based units, complementary work



tops, sink and drainer, integrated oven and hob with splashback and a feature circular extractor fan above, integrated appliances, tiled floor, under counter lighting, spotlights to the ceiling, a sliding glass door through to the hallway. Stairs rising to the first-floor landing with doors off to four good sized bedrooms, the main bedroom having an en-suite shower room and a family bathroom. The landscaped rear garden is something to behold with a patio seating area, a large expanse of lawn, mature shrubs and bushes and a paved area with steps down to a lovely summer house, ideal to sit on a sunny evening and enjoy the peaceful surroundings.

Viewings are a must to appreciate the standard of accommodation on offer.

Entrance Hall Cloakroom WC

Living Room 7.3m x 3.3m (24'0" x 10'10")

Conservatory 7.42m x 5.73m (24'4" x 18'10")

Kitchen 4.26m x 2.83m (14'0" x 9'4")

Utility Room

Bedroom One 3.97m x 3.31m (13'0" x 10'11")

En-suite Shower Room

Bedroom Two 3.56m x 3.36m (11'8" x 11'0")

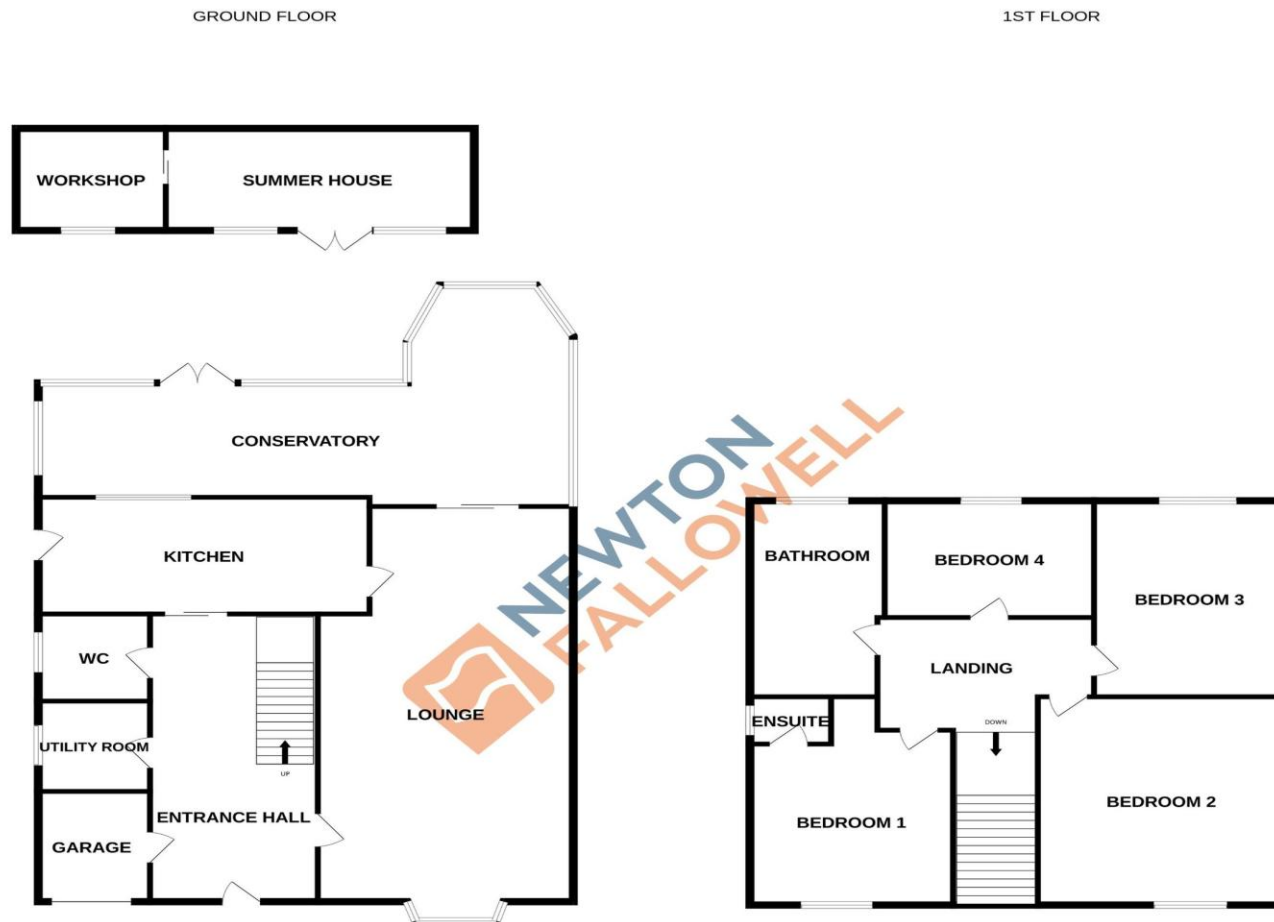
Bedroom Three 3.15m x 2.42m (10'4" x 7'11")

Bedroom Four 2.17m x 3.1m (7'1" x 10'2")

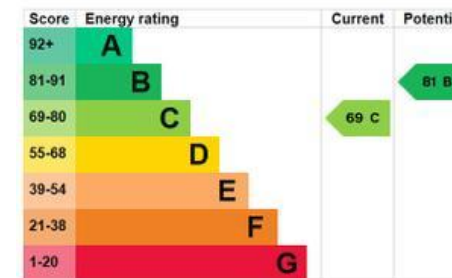
Family Bathroom







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.