



1 Grange Close, Melton Mowbray, LE13 0RZ

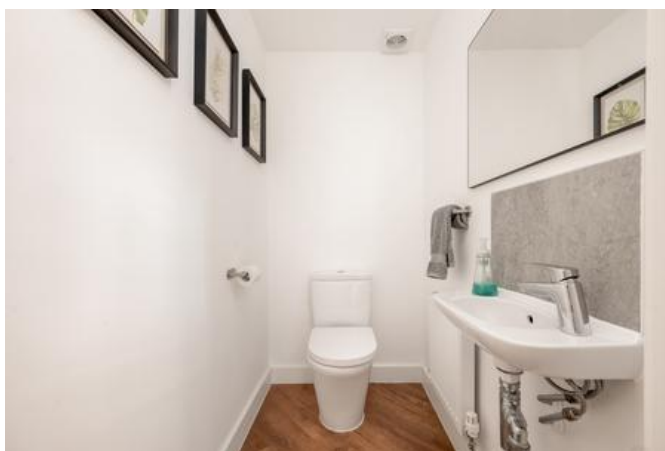
 **NEWTON FALLOWELL**

3 2 1

Key Features

- Modern Semi-Detached House
- Three Bedrooms
- Living Room
- Spacious Dining Kitchen
- Bathroom & En-suite Shower
- Driveway Off-Road Parking
- 7 Years NHBC Warranty
- EPC Rating B
- Freehold

£280,000





An excellent opportunity to acquire this well presented three-bedroom property within this modern development on the north side of town. The accommodation comprises in brief, entrance hall, cloakroom WC, spacious living room and dining kitchen. On the first floor are three bedrooms, and a family bathroom, the main bedroom having an en-suite shower room. Outside to the front is a driveway providing off-road parking and an enclosed rear garden.

Accessed via the double-glazed front door into the entrance hall with wood laminate flooring and stairs rising to the first floor. Door off to a cloakroom WC with a white two-piece suite, extractor fan and wood laminate flooring. The dual aspect living room has a bay window to the front aspect, French doors leading to the rear garden and TV point. A modern fitted kitchen having a good range of white wall and base units, straight edge complementary work tops and splashbacks, sink and drainer, integrated eye level double oven and hob, stainless steel canopy extractor above, space and plumbing for a washing machine, window to the front aspect and French doors to the rear, a continuation of the wood laminate flooring and space to dine. Stairs rising to the first-floor landing with loft access and doors off to three bedrooms and a family bathroom. The main bedroom has plenty of storage and door off to an en-suite shower room. There is a driveway providing off-road parking and gated access to an enclosed rear garden which is mainly laid to lawn, paved patio seating area, garden shed and timber panel fencing to the boundaries.





Entrance Hall

Cloakroom WC

Living Room 5.36m x 2.87m (17'7" x 9'5")



Dining Kitchen 5.33m x 2.95m (17'6" x 9'8")

Bedroom One 3.08m x 2.98m (10'1" x 9'10")

En-suite Shower Room



Bedroom Two 3.27m x 3.48m (10'8" x 11'5")



Bedroom Three 3m x 2.41m (9'10" x 7'11")

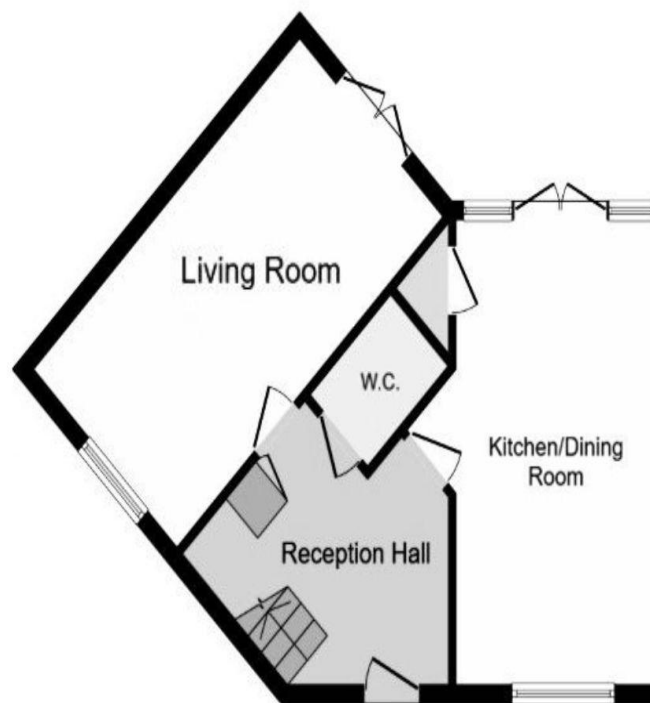
Family Bathroom



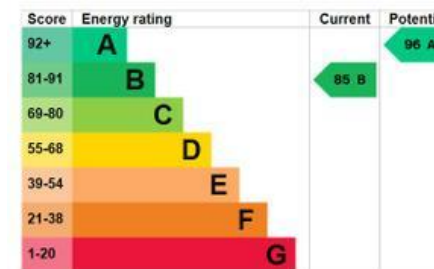




First Floor



Ground Floor



The graph shows this property's current and potential energy rating.

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: C

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.