



53 Mill Street, Melton Mowbray, LE13 1AY

 **NEWTON FALLOWELL**

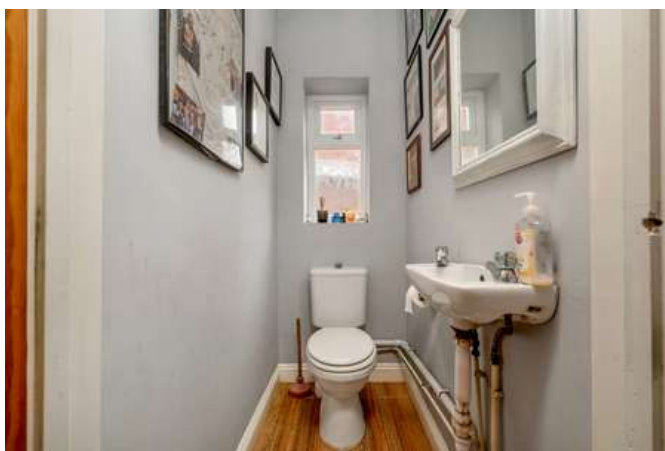


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## Key Features

- Bay Fronted Semi-Detached House
- Three Bedrooms
- Extended Living Dining Kitchen
- Cloakroom WC
- Garage & Driveway
- Close to Town Centre
- uPVC DG & Gas CH
- Enclosed Rear Garden
- EPC Rating D
- Freehold

Offers over £230,000







Situated closed to the town centre is this extended, bay fronted, semi-detached house having the benefit of a wide frontage providing off-road parking leading to a detached garage. The spacious accommodation has been refurbished to a high specification and comprises in brief, entrance porch, hallway, cloakroom WC, lounge and an open plan living, dining, kitchen. On the first floor are three good sized bedrooms and a family bathroom. The enclosed rear garden is mainly laid to gravel and designed for low maintenance with brick wall and timber panel fencing to the boundaries.

Accessed via a double-glazed door into the entrance porch, door into the hallway with stairs rising to the first floor and door off to a cloakroom WC with a two-piece suite and an obscure window to the side aspect. The lounge has a double-glazed bay window to the front aspect and an inset coal effect fire with a feature surround and hearth. A particular highlight of the property is the spacious open plan living, dining, kitchen having the benefit of underfloor heating, sliding patio doors leading to the rear garden and windows to the side and rear aspects. There is a good range of wall and base units, complementary work tops, sink and drainer, integrated eye level double oven, four ring gas hob with a stainless-steel extractor hood above, centre island with cupboards below, space to dine and TV point. On the first floor are three good sized bedrooms and a family bathroom fitted with a three-piece suite and heated towel rail. The detached garage has an up and over door, power and light and a window to the rear aspect and there is gated access to the enclosed rear garden.





Entrance Porch

Hallway

Cloakroom WC 1.53m x 1.92m (5'0" x 6'4")

Lounge 4.25m x 3.33m (13'11" x 10'11")



Living, Dining, Kitchen 3.06m x 4.72m (10'0" x 15'6")

Bedroom One 4.38m x 3.28m (14'5" x 10'10")

Bedroom Two 3.08m x 3.28m (10'1" x 10'10")

Bedroom Three 2.27m x 2.26m (7'5" x 7'5")



Family Bathroom 2.25m x 1.97m (7'5" x 6'6")

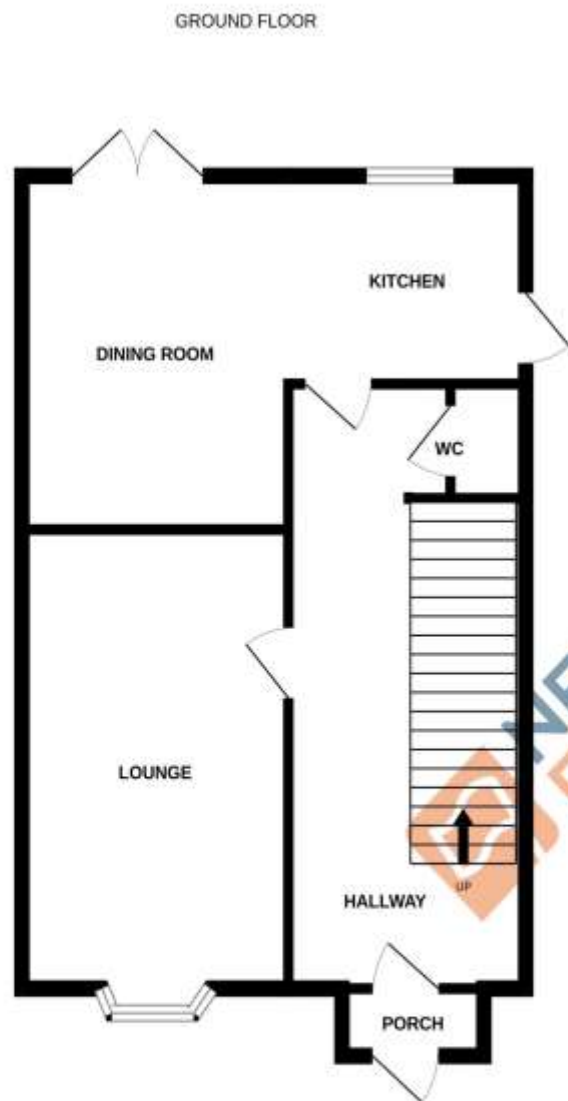


Detached Garage









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 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.