



25 Nottingham Road, Melton Mowbray, LE13 0NP

 **NEWTON FALLOWELL**



3 1 2

## Key Features

- Stunning End Terrace House
- Three Bedrooms
- Open Plan Living, Dining Room
- Galley Style Fitted Kitchen
- Superb Four Piece Bathroom
- Massive Rear Garden
- Off-Road Parking
- Close to Town Centre
- EPC Rating E
- Freehold

Guide price £300,000







A stunning and spacious end terrace house situated close to the town centre that has been refurbished and decorated to a high specification and needs to be seen to be believed. Having the benefit of off-road parking and a lovely enclosed rear garden, the accommodation comprises in brief, entrance hall, open plan living and dining room, fitted kitchen with door leading down to a useful cellar. On the first floor are three good sized bedrooms and a four-piece bathroom. Outside to the front is a driveway and access to a shared side passageway to the rear garden.

Accessed via a double-glazed front door into the entrance porch and a stripped pine door with feature-stained glass window into the hallway with original tiled flooring, stairs rising to the first floor and pine doors leading to the open plan living, dining room. A lovely room having a bay window to the front aspect with fitted wooden shutters, a feature cast iron fireplace with surround and hearth, stripped wooden floorboards continuing through to the dining area with space to dine, a hanging light fitting over the table, modern vertical radiator, and French doors with fitted wooden shutters to the rear aspect. A pine door opens into the fitted galley style kitchen have a range of white gloss wall and base units, complementary work tops and splashbacks, sink and mixer tap, integrated eye level double oven, gas hob and a stainless steel canopy extractor above, space and plumbing for a washing machine and further appliances, spotlighting to the ceiling, window to the side, French doors leading to the paved patio at the rear and door off to a useful cellar, ideal for storage. Stairs rising to the first-floor landing with loft access and stripped pine doors off to three good sized bedrooms, the main bedroom having a Juliet balcony overlooking the rear garden. A true highlight of the property is the spacious four piece bathroom having a feature matt black, copper, double ended, roll top slipper bath with a central shower attachment, low flush WC, two wash hand basins set in a vanity unit with drawers below





and a double walk-in shower cubicle, spotlighting to the ceiling and two windows to the side aspect fitted with wooden window shutters.

Outside to the front is a driveway providing off-road parking for two cars, and a door leading to a shared side passageway leading to the rear garden. There is a generous sized paved patio and brick wall boundary opening through to an area laid to lawn, well stocked borders with mature shrubs and bushes, a seating area with pergola, timber panel fencing to the boundaries and plenty of storage sheds.

Viewings are highly recommended to appreciate the space and quality of the accommodation on offer.



Entrance Porch

Hallway

Living Room

Dining Area

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

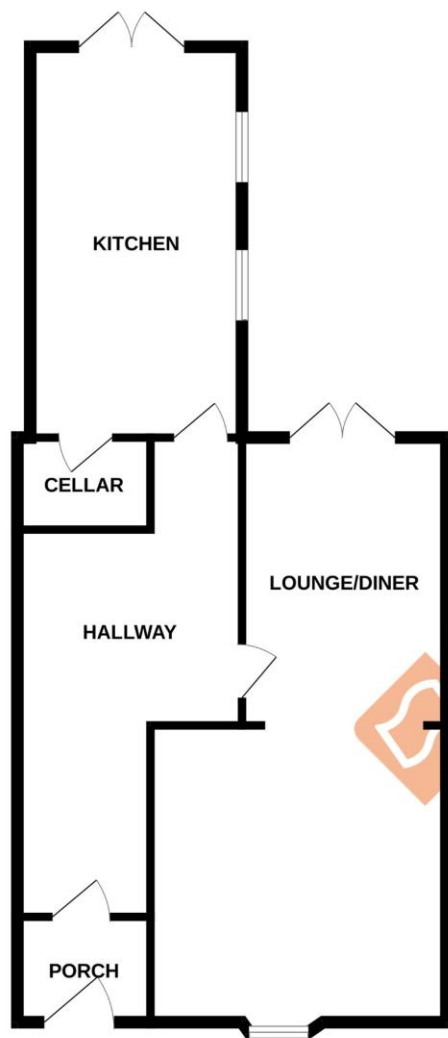




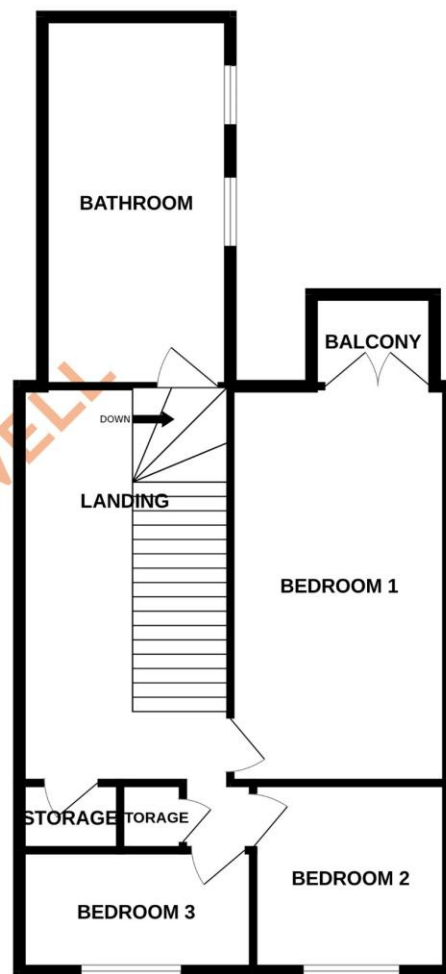




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	43 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: 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.

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