



22 Heather Crescent, Melton Mowbray, LE13 0FP

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Detached Family Home
- Four Bedrooms
- Lounge and Dining Room
- Fitted Kitchen & Utility
- Family Bathroom & En-suite Shower
- Double Garage & Driveway
- Enclosed Rear Garden
- EPC Rating U
- Freehold

Offers over £375,000





Occupying a pleasant position in a popular residential area close to many local amenities is this spacious four bedroom detached family home. The well-presented accommodation comprises in brief, entrance hall, cloakroom WC, living room, dining room, fitted kitchen and utility room. On the first floor are four good sized bedrooms and a family bathroom. The main bedroom also has an en-suite shower room. Outside to the front is a good-sized driveway providing off-road parking leading to a double garage and a lawned area with hedging to the boundary and mature trees. Gated access on both sides to a spacious and enclosed rear garden.

Accessed via the front door into the entrance hall with stairs rising to the first floor, under stair storage cupboard and door leading through to a cloakroom WC. The dual aspect living room has a bay window to the front aspect and sliding patio doors to the rear, an electric coal effect fire with a surround and hearth and archway leading to the dining room with a window to the rear aspect. The fitted kitchen has a range of wall and base units, roll top work surfaces, sink and drainer, tiled splash backs, integrated oven and hob, space and plumbing for a dishwasher and fridge freezer and window to the rear aspect and a utility room with base unit, sink and drainer, shelving, space and plumbing for a washing machine and door to the side aspect. Stairs rising to the first floor landing with a feature window to the front, access to a part boarded loft and doors off to four good sized bedrooms, an en-suite shower room and a family bathroom.



There is a double garage with an electric up and over door, power and light and gated access to a generous sized rear garden with a paved patio seating area, the remainder laid to lawn with an array of mature shrubs and bushes, two garden sheds, a greenhouse and timber panel fencing to the boundaries.



Entrance Hall

Cloakroom WC

Lounge 16'11" x 10'9" (5.2m x 3.3m)

Dining Room 11'4" x 10'0" (3.5m x 3m)

Kitchen 11'4" x 8'8" (3.5m x 2.6m)

Utility Room 5'3" x 8'8" (1.6m x 2.6m)

Bedroom One 9'9" x 10'10" (3m x 3.3m)

En-suite Shower

Bedroom Two 8'11" x 10'9" (2.7m x 3.3m)

Bedroom Three 7'9" x 10'9" (2.4m x 3.3m)

Bedroom Four 7'9" x 8'1" (2.4m x 2.5m)

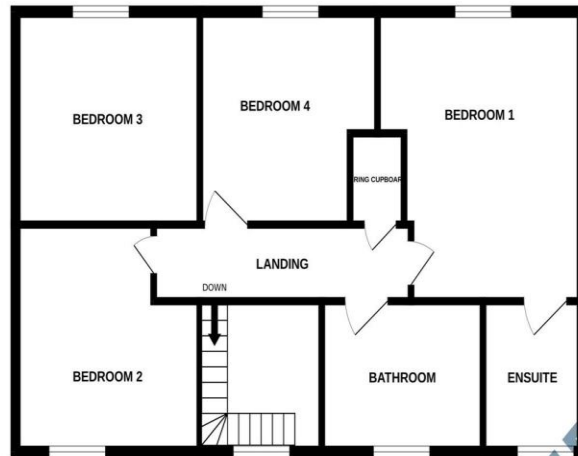
Family Bathroom

Double Garage 18'0" x 15'3" (5.5m x 4.6m)

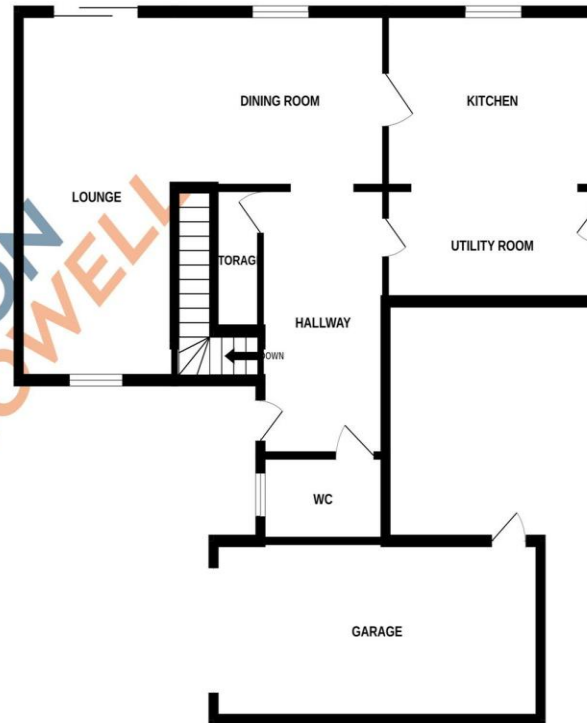




1ST FLOOR



GROUND FLOOR



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.
Made with Metropix ©2025

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.