



6 Laxton Close, Melton Mowbray, LE13 1LT

 **NEWTON FALLOWELL**

 4  2  1

Key Features

- Spacious Detached House
- Four Bedrooms
- Dining Kitchen
- Cloakroom WC
- Living Room
- Bathroom & En-suite Shower
- Garage & Driveway
- No Upward Chain
- EPC Rating C
- Freehold
- In need of some decoration

£280,000





Offered for sale with no onward chain is this spacious detached home situated in a cul-de-sac location close to many local amenities. In need of some decoration, the accommodation comprises in brief, entrance hall, cloakroom WC, living room and a good-sized dining kitchen. On the first floor are four generous sized bedrooms, and a family bathroom. The main bedroom having a dressing area with double wardrobes and an en-suite shower room. There is a driveway with a covered carport leading to a brick built detached garage and an 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 off to a cloakroom WC having a two-piece white suite. The living room has a uPVC double glazed bay window to the front aspect and a TV point, and the dining kitchen is a generous size with two uPVC double glazed French doors opening on to the rear garden. There is a range of wall and base units, roll top work surfaces, sink and drainer, integrated eye level double oven, gas hob, stainless steel extractor hood, space and plumbing for a washing machine, fridge freezer, wall mounted central heating boiler and space to dine. Stairs rising to the first-floor landing with loft access and doors off to four bedrooms, an en-suite shower room and family bathroom.



Outside to the front is a driveway with a covered carport leading to a brick built detached garage and access to an enclosed rear garden mainly laid to lawn with timber panel fencing and cold-water tap.



Entrance Hall

Cloakroom WC

Lounge 4.85m x 3.31m (15'11" x 10'11")

Dining Kitchen 5.89m x 3.86m (19'4" x 12'8")

Bedroom One 3.72m x 3.08m (12'2" x 10'1")

En-suite Shower Room

Bedroom Two 4m x 3.33m (13'1" x 10'11")

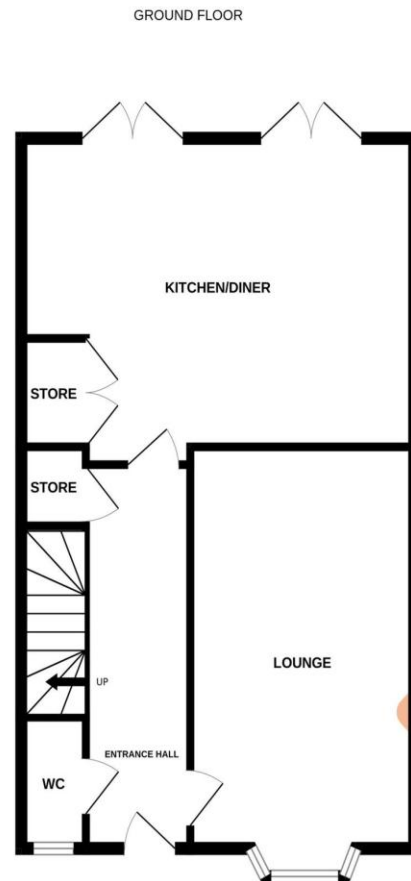
Bedroom Three 3.43m x 3.31m (11'4" x 10'11")

Bedroom Four 3.28m x 2.39m (10'10" x 7'10")

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: E

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.