



14 Holland Road, Melton Mowbray, LE13 0LU

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Spacious Detached House
- Four Double Bedrooms
- Cloakroom WC
- Large Living Room with Wood Burner
- Superb Dining Kitchen & Utility
- Bathroom & En-suite Shower
- Detached Garage
- Enclosed Rear Garden
- EPC Rating A
- Solar Panels generate income of £2,000 p.a.
- Electric Charging Point
- Freehold

£400,000 Offers Over





An immaculately presented detached family home situated in this small, highly popular development with open views to the front of the property down to the River Eye and a 10-minute walk to the town centre. The property benefits from gas central heating as well as a solar PV system providing free electricity and annual tax-free income around £2,000 for the next 12 years.

The spacious accommodation comprises in brief, an entrance hall, cloakroom WC, large living room, dining kitchen and utility room. On the first floor are four bedrooms, the main bedroom having an en-suite shower room and a family bathroom. There is a driveway leading to a detached garage and gated access to a well tended rear garden.



Accessed via the front door into the entrance hall with stairs rising to the first floor and door off to a cloakroom WC having a two-piece white suite. The large living room has a walk-in bay window, and two further windows all fitted with horizontal blinds, a feature wood burning stove and slate hearth.



The fitted dining kitchen has a superb range of contemporary curved wall and base units, straight edge wooden work surfaces, a peninsula kitchen island with seating and cupboards, a boiler water tap. A Stoves Range cooker with an extractor hood above, space for a freestanding fridge freezer, feature vertical radiator, slate flooring, space to dine, two windows and French doors leading to the rear garden and door leading to the utility room with space and plumbing for a washing machine and tumble dryer.





Stairs rising to the first-floor landing with loft access and doors off to four good sized bedrooms, an en-suite shower room and a family bathroom having a modern three-piece white suite and overhead shower.

At the side of the property is a driveway providing off-road parking for three vehicles, as well as Electric Vehicle charging point and leading to a detached garage with a power and alarmed roller door. There is power and light to the garage and the rear has been converted to an insulated dry space, accessed from the garden and currently in use an office. The garden is well tended with a paved patio seating area, the majority laid to lawn, mature shrubs, trees and bushes, garden shed and timber panel fencing to the boundaries.

Entrance Hall Cloakroom WC

Living Room 6.9m x 4.06m (22'7" x 13'4")

Dining Kitchen 6.85m x 3.56m (22'6" x 11'8")

Utility Room 1.97m x 2.07m (6'6" x 6'10")

Bedroom One 3.51m x 3.75m (11'6" x 12'4")

En-suite Shower Room 1.72m x 2.1m (5'7" x 6'11")

Bedroom Two 3.24m x 3.53m (10'7" x 11'7")

Bedroom Three 2.56m x 3.56m (8'5" x 11'8")

Bedroom Four 2.58m x 3.42m (8'6" x 11'2")

Family Bathroom

Detached Garage

GROUND FLOOR



1ST 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 Metroplex 5/2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | 92 A | 93 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | 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: 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.

