



4 Hedgehog Close, Melton Mowbray, LE13 0FN

 **NEWTON FALLOWELL**



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## Key Features

- Modern Semi-Detached House
- Three Bedrooms
- Cloakroom WC
- Neutrally Decorated
- Living Room
- Dining Kitchen
- Off-Road Parking
- Well Tended Rear Garden
- EPC Rating B
- Freehold

Guide price £270,000





This modern three-bedroom semi-detached house is situated on the South side of town in a popular new residential area with good commuter links. Beautifully presented with neutral decoration throughout, the accommodation comprises in brief, entrance hall, cloakroom WC, lounge, and dining kitchen on the ground floor. Stairs rising to the first floor with doors off to three bedrooms, one has an en-suite shower room and a family bathroom. Outside to the front, is a block paved driveway providing ample off-road parking and gated access to a good-sized South facing rear garden.

Accessed via the front door into the entrance hall with wood laminate flooring and doors off to a cloakroom WC having a two-piece white suite and lounge. A good-sized living room having windows to the front and side aspects with fitted venetian blinds, wood laminate flooring, under-stair storage cupboard and stairs rising to the first floor. Door off to the dining kitchen which is fitted with a good range of white wall and base units, complementary work tops and splashbacks, integrated electric oven and gas hob with a stainless steel splashback and extractor hood above, sink and drainer, integrated dishwasher and washer dryer and space for a freestanding fridge/freezer and table and chairs, LED spotlighting to the ceiling, a window and French doors to the rear aspect. Stairs rising from the lounge to the first floor with access to a part boarded loft with a ladder, storage cupboard and doors off to three bedrooms, the main bedroom having an en-suite shower room and a family bathroom. There is a generous block paved driveway to the front of the property and gated access to a well tended South facing rear garden having a paved patio seating area, the remainder laid to lawn, a garden shed, a lovely array of raised beds planted with trees and shrubs and timber panel fencing to the boundaries.







Entrance Hall

Cloakroom WC

Lounge 4.65m x 3.82m (15'4" x 12'6")

Dining Kitchen 4.71m x 3.38m (15'6" x 11'1")

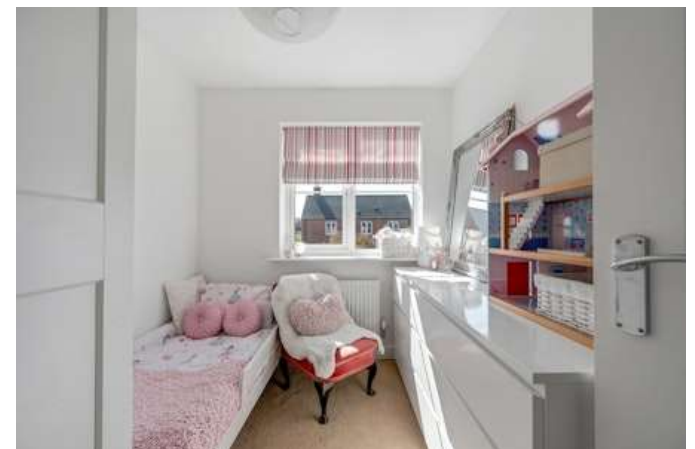
Bedroom One 2.48m x 3.38m (8'1" x 11'1")

En-suite Shower

Bedroom Two 2.49m x 3m (8'2" x 9'10")

Bedroom Three 2.51m x 2.11m (8'2" x 6'11")

Bathroom



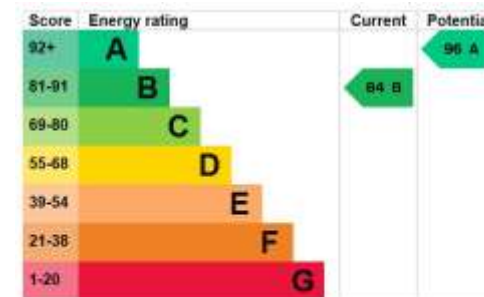








Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.



The graph shows this property's current and potential energy rating.

Don't forget not a rating from A (best) to G (worst) and a score. The better

#### 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.