



53 The Crescent, Melton Mowbray, LE13 ONF

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Well Presented Detached House
- Four Double Bedrooms
- Breakfast Kitchen & Utility
- Two Reception Rooms
- Bathroom & En-suite Shower
- Integral Garage & Driveway
- Close to Local Amenities
- South Facing Rear Garden
- EPC Rating C
- Freehold

Guide price £400,000





A well-presented detached family home having the benefit of a South facing rear garden and situated close to many local amenities and good schools. The accommodation comprises in brief, entrance hall, cloakroom WC, living room, dining room, breakfast kitchen and utility room with stairs rising to four double bedrooms, the main bedroom having an en-suite shower room, and a family bathroom. Outside to the front is a driveway providing off-road parking leading to an integral garage and an enclosed rear garden.

Accessed via a front door into the entrance hall with stairs rising to the first-floor landing and a door to a cloakroom WC having a two-piece white suite and window to the side aspect. Door leading to the living room with a box bay window to the front aspect, wood laminate flooring and TV point. A separate reception room with French doors to the rear aspect and wood laminate flooring. The breakfast kitchen is fitted with a good range of wall and base units, complementary work tops, sink and drainer, integrated eye level oven and hob with a stainless steel extractor hood above, space and plumbing for a dishwasher, fridge freezer, window and French doors to the rear aspect and door through to a utility room with a continuation of the wall and base units, sink and drainer and space and plumbing for a washing machine and tumble dryer and courtesy door through to the garage. Stairs rising to the first-floor landing with a window to the front aspect and loft hatch providing access to an insulated loft area. Doors off to four double bedrooms, the main bedroom having an impressive, vaulted ceiling with a feature arched window to the front aspect and further window to the side, a range of fitted wardrobes on two walls and door off to an en-suite shower room. The family bathroom has a three-piece white suite.





Outside to the front there is a driveway providing off-road parking leading to the integral garage, mature shrubs and bushes and side gated access to an enclosed rear garden with the majority laid to lawn, garden shed and timber panel fencing to the boundaries.

Entrance Hall Cloakroom WC

Living Room 15'1" x 17'5" (4.6m x 5.3m)

Dining Room 15'2" x 9'2" (4.6m x 2.8m)

Breakfast Kitchen 13'6" x 11'4" (4.1m x 3.5m)

Utility Room 8'1" x 5'2" (2.5m x 1.6m)

Bedroom One 18'0" x 12'8" (5.5m x 3.9m)

En-suite Shower 9'0" x 4'0" (2.7m x 1.2m)

Bedroom Two 11'9" x 11'9" (3.6m x 3.6m)

Bedroom Three 11'9" x 9'4" (3.6m x 2.8m)

Bedroom Four 10'1" x 9'4" (3.1m x 2.8m)

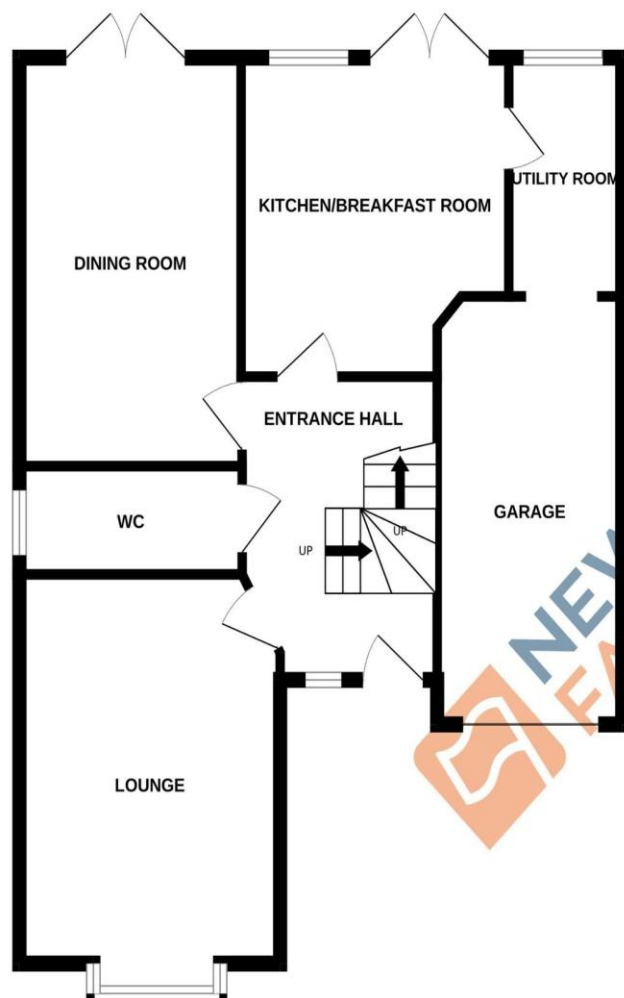
Family Bathroom 7'8" x 6'4" (2.3m x 1.9m)

Integral Garage 17'6" x 9'0" (5.3m x 2.7m)

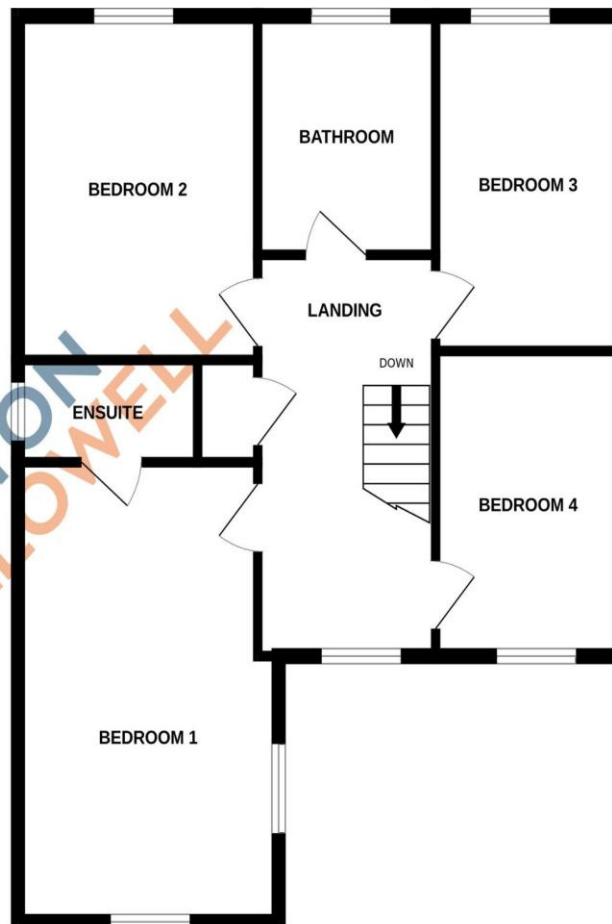




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 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.