



23 Oak Road, Melton Mowbray, LE13 1BD

 NEWTON FALLOWELL

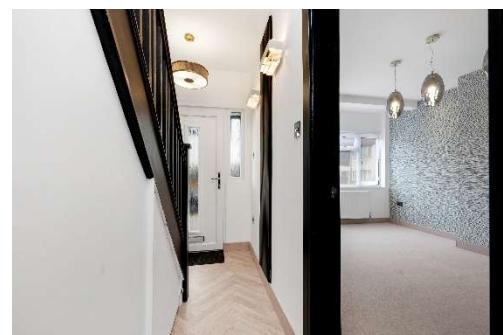


## Key Features

- RENOVATED TO A HIGH SPECIFICATION
- NEW BATHROOM WITH A WALK-IN SHOWER
- TOWN CENTRE LOCATION
- FULL REWIRE
- SPACIOUS REAR GARDEN
- NEW BOILER
- THREE BEDROOMS
- DRIVEWAY
- EPC RATING D
- FRFFHOI D



OFFERS IN EXCESS OF £210,000



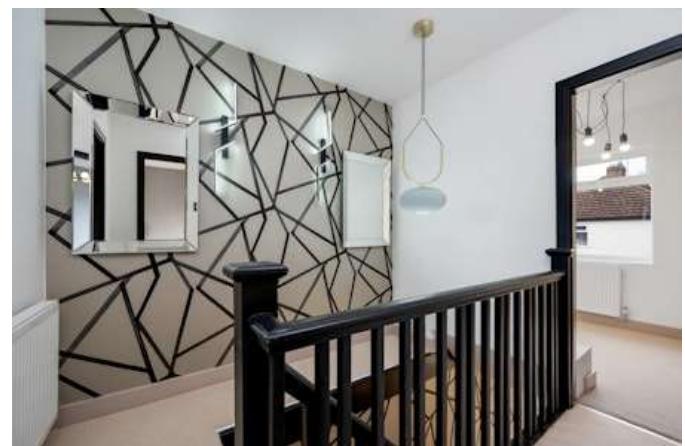


An extensively renovated, beautifully appointed bay-fronted three bedrooomed home which is ready to move into and offers perfect dimensions for all. Ideally situated for the town centre amenities of Melton Mowbray and transport links. Ticking lots of boxes!

Situated within walking distance of Melton's thriving town centre which has twice weekly markets on a Tuesday and Saturday, offering a wide variety of stalls, plus there are numerous independent shops, bars and restaurants.

This home offers a high specification interior with Karn dean-style flooring flowing from the hallway to the kitchen, a tasteful decoration and new carpets. The kitchen is an excellent space to revel in culinary endeavours where the current owner has maximised the workspace to an excellent standard, possessing luxury touches with under cabinet LED lighting. The new combi boiler is situated within the kitchen. Further to the ground floor are two reception rooms, both with attractive decoration and feature light fittings.

To the first floor you will find three spacious bedrooms, all of which offer an appealing decor. There is also the family bathroom, with a separate bath and the luxury of a walk-in rainfall shower. Externally the property benefits from a sizeable rear garden which is currently grass seeded and there is also a patio area too. Rear access to the property can be gained via the alleyway shared with the neighbouring property.





## **Measurements**

Entrance Hall 3.09m x 1.64m

Living Room 4.12m x 3.23m

Dining Room 3.05m x 3.23m

Kitchen 2.97m x 1.54m

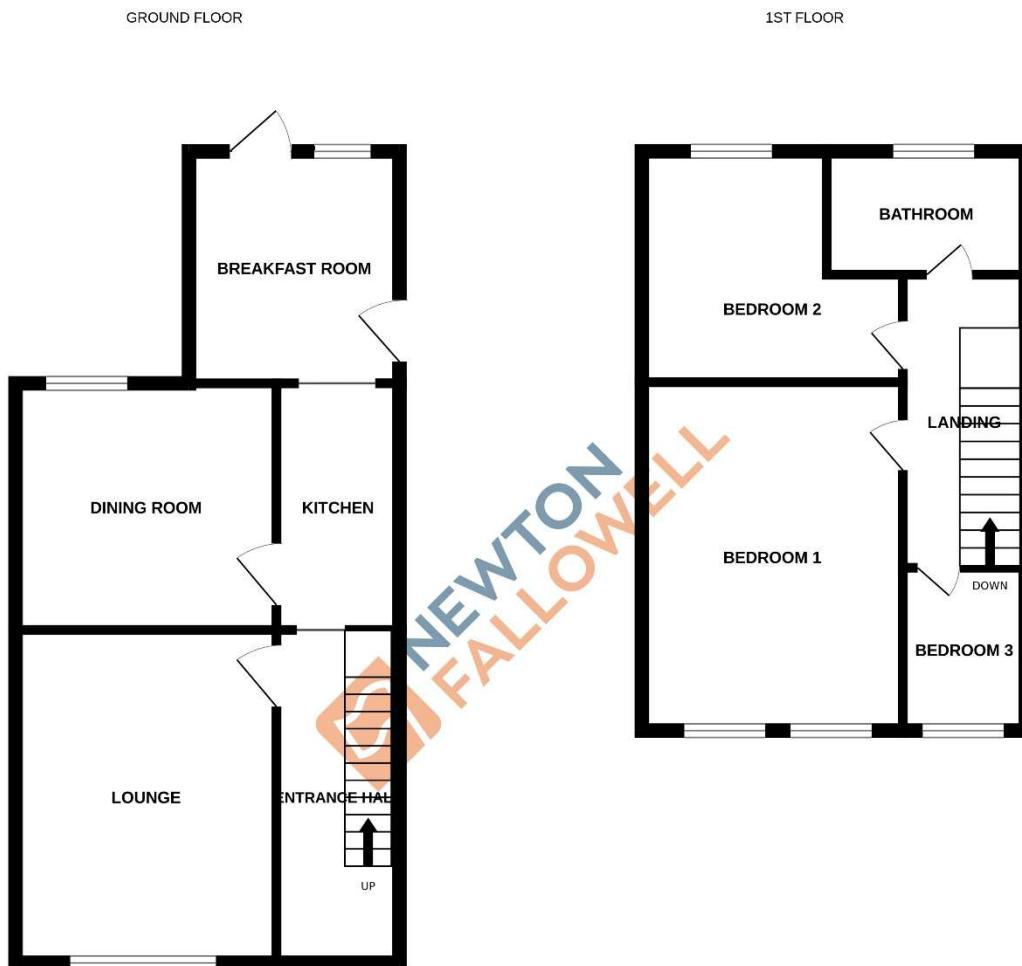
Breakfast Room 2.60m x 2.87m

Bedroom One 4.31m x 3.23m

Bedroom Two 3.06m x 3.03m

Bedroom Three 2.11m x 2.33m

Bathroom 1.71m x 2.47m



Whilst every attempt has been made to ensure the accuracy of the information contained in these documents of floor, width, height, and any other items of importance, 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.



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

#### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: X

#### 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.