



26 Valiant Way, Melton Mowbray, LE13 0GE

 **NEWTON FALLOWELL**

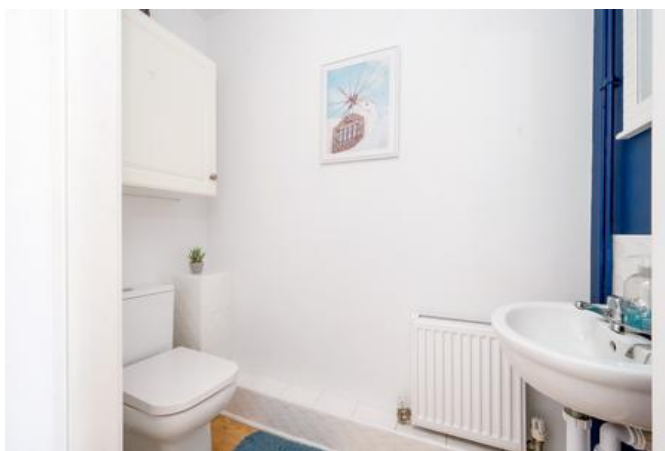


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## Key Features

- Mid-Terrace House
- Three Bedrooms
- Living Room
- Dining Kitchen
- Cloakroom WC
- Bathroom & En-suite Shower
- South Facing Rear Garden
- Allocated Parking
- EPC Rating C
- Freehold

**£230,000**





Situated in a popular residential area close to many local amenities and good schools is this well-presented mid-terrace house. Having the benefit of gas central heating and uPVC double glazing, the accommodation comprises in brief, entrance hall, cloakroom WC, living room and dining kitchen. On the first floor are three bedrooms, the main bedroom having an en-suite shower room and a family bathroom. There is a shingled area to the front of property designed for low maintenance with courtesy lighting, a South facing rear garden and allocated parking at the rear of the property.

Accessed via the front door into the entrance hall with oak flooring, stairs rising to the first floor, under-stair storage cupboard, and door off to a cloakroom WC having a two-piece white suite. A good-sized living room having a continuation of the oak flooring, TV point, a window and French doors to the rear aspect. The dining kitchen is fitted with a range of wall and base Shaker style units, complementary work tops, a one and a half bowl sink and drainer, integrated oven, grill and a gas hob with an extractor hood above, space and plumbing for a washing machine and fridge freezer, wall mounted Glow Worm central heating boiler, tiled floor and space to dine. Stairs rising to the first-floor landing with access to an insulated loft area, airing cupboard housing the hot water cylinder and doors off to three bedrooms and a family bathroom, the main bedroom having an en-suite shower room. The enclosed South facing rear garden has a raised decked seating area, the majority laid to lawn, garden shed, timber panel fencing to the boundaries and gated access to the allocated parking.







Entrance Hall

Cloakroom WC

Living Room 16'6" x 11'3" (5m x 3.4m)



Dining Kitchen 13'0" x 9'6" (4m x 2.9m)

Bedroom One 12'4" x 8'7" (3.8m x 2.6m)



En-suite Shower

Bedroom Two 9'6" x 9'0" (2.9m x 2.7m)



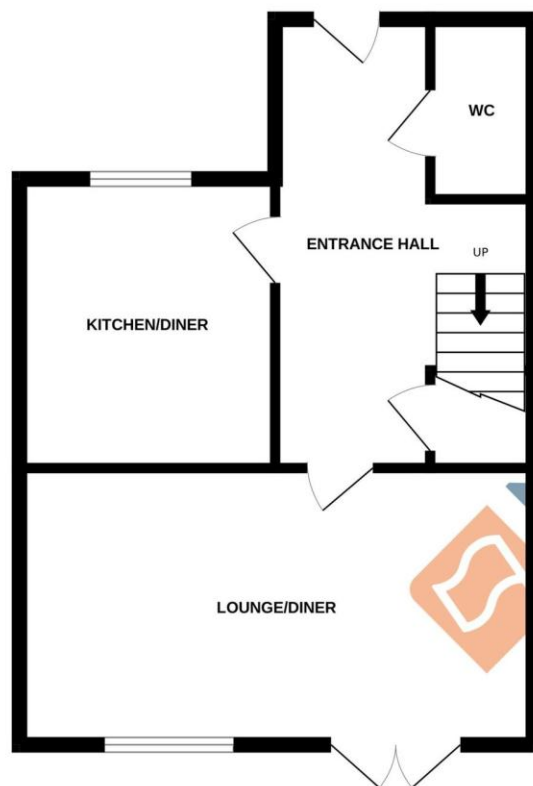
Bedroom Three 7'6" x 7'2" (2.3m x 2.2m)

Family Bathroom

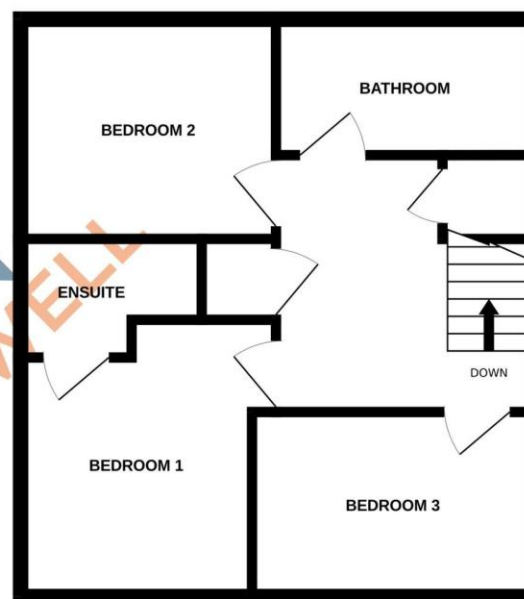




GROUND FLOOR



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council  
Council Tax Band: B

#### 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.