



14 Forest Close, Melton Mowbray, LE13 1ST

 **NEWTON FALLOWELL**

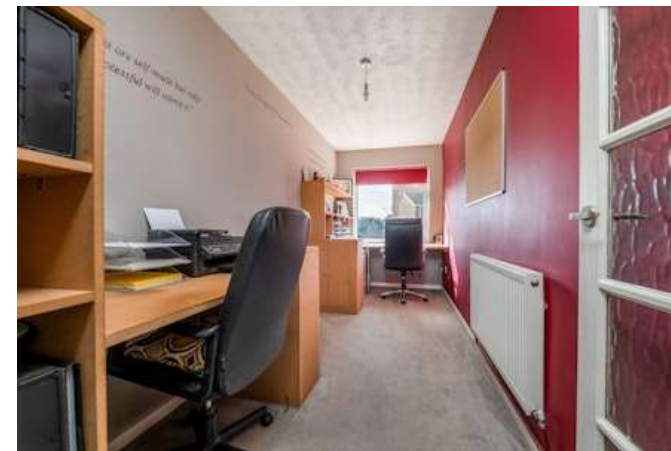


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## Key Features

- Extended Detached Family Home
- Four Bedrooms
- Living Room
- Office & Playroom
- Superb Dining Kitchen
- Family Shower Room
- Cul-de-sac Location
- Double Garage
- EPC Rating D
- Freehold

Guide price £395,000





Situated in a popular residential area close to Melton Country Park is this extended and spacious detached family home. Occupying a corner plot in a quiet cul-de-sac, the property offers flexible accommodation for a growing family, comprising in brief, entrance hall, cloakroom WC, living room, office/study, playroom and an open plan dining kitchen with bi-folding doors. On the first floor are four bedrooms and a shower room. Outside to the front is a substantial driveway providing off-road parking leading to a detached double garage and gated access to a South facing rear garden. The solar panels on the roof are owned by the Vendors.

Accessed via the front door into the entrance hall with oak wooden flooring, stairs rising to the first floor and door off to a cloakroom WC. The generous sized living room has a double-glazed window to the rear aspect, a feature arch and TV point. There is a playroom with a window to the front of the property and door leading through to an office/study having a window to the rear aspect. A particular highlight of the property is the dual aspect, open plan, dining kitchen having bi-folding doors to the rear, two windows and door to the front aspect, a range of contemporary, grey gloss wall and base units, straight edge wooden work tops, a five ring induction hob with a feature extractor above, integrated eye level double oven, sink and mixer tap, a peninsular island with breakfast bar, integrated washing machine, dishwasher and fridge freezer, tiled floor, space to dine and two large vertical radiators. Stairs rising to the first floor landing with airing cupboard and loft access and doors off to four good sized bedrooms and a modern family shower room with a window to the front aspect, a low flush WC, wash hand basin set in a vanity unit and a double walk-in shower cubicle and heated towel rail.







There is a substantial driveway to the front leading to a detached double garage with power and light connected. Gated access to the rear garden which is mainly laid to lawn and timber panel fencing to the boundaries. The solar panels are owned by the Vendors.

Entrance Hall

Cloakroom WC



Living Room 4.85m x 5.77m (15'11" x 18'11")

Office 4.82m x 1.87m (15'10" x 6'1")

Playroom 4.25m x 1.87m (13'11" x 6'1")

Dining Kitchen 7.99m x 4.66m (26'2" x 15'4")

Bedroom One 4.26m x 2.61m (14'0" x 8'7")



Bedroom Two 4.01m x 2.72m (13'2" x 8'11")

Bedroom Three 2.91m x 3.13m (9'6" x 10'4")

Bedroom Four 2.81m x 3.14m (9'2" x 10'4")

Shower Room 2.28m x 1.86m (7'6" x 6'1")

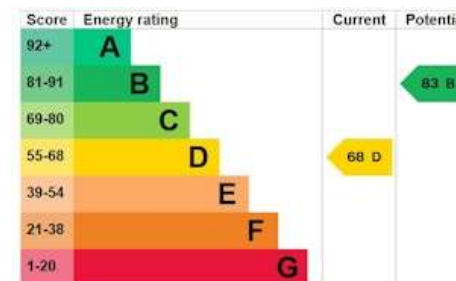








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better

#### COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council  
Council Tax Band: D

#### 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.