



47 Longfield Road, Melton Mowbray, LE13 1PP

 **NEWTON FALLOWELL**

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Key Features

- Extended Detached House
- Three Bedrooms
- Living Room
- Dining Kitchen
- Sunroom
- Bathroom & En-suite Shower
- Cloakroom WC
- Garage & Driveway
- EPC Rating C
- Freehold

£325,000





Situated in a popular residential area in a quiet cul-de-sac close to Melton Country Park and John Ferneley College is this well presented and extended detached family home. Having the benefit of gas central heating and uPVC double glazing, the accommodation comprises in brief, entrance porch, living room, cloakroom WC, dining kitchen and a sunroom. On the first floor are three good sized bedrooms, the main bedroom having fitted wardrobes and an en-suite shower room, and a family bathroom. There is a driveway providing off-road parking leading to the integral garage and an enclosed rear garden.

Accessed via the front door into the entrance porch and door leading through to the living room with windows to the front and side aspects, wooden flooring and TV point. There is a door off to an inner hallway with a cloakroom WC and stairs rising to the first floor. Further door leading to the open plan dining kitchen which is fitted with a good range of white gloss wall and base units, wooden work tops, sink and drainer, tiled splashbacks, a peninsular island with seating, integrated oven and hob with a stainless steel extractor hood above, space and plumbing for a washing machine and freestanding fridge freezer, tiled flooring continuing through to a lovely sunroom with a skylight and spotlights in the vaulted ceiling, windows overlooking the rear garden and French doors leading to the patio seating area. Stairs rising to the first floor with loft access, airing cupboard and doors off to three good sized bedrooms, the main bedroom having an en-suite shower room and a fully tiled family bathroom.



Outside to the front is a driveway providing off-road parking leading to an attached garage with an up and over door, power and light and gated access to an enclosed rear garden. There is a generous paved patio seating area with the remainder laid to lawn and timber panel fencing to the boundaries.



Entrance Porch

Cloakroom Wc

Living Room

Dining Kitchen



Sunroom

Bedroom One

En-suite Shower Room

Bedroom Two

Bedroom Three

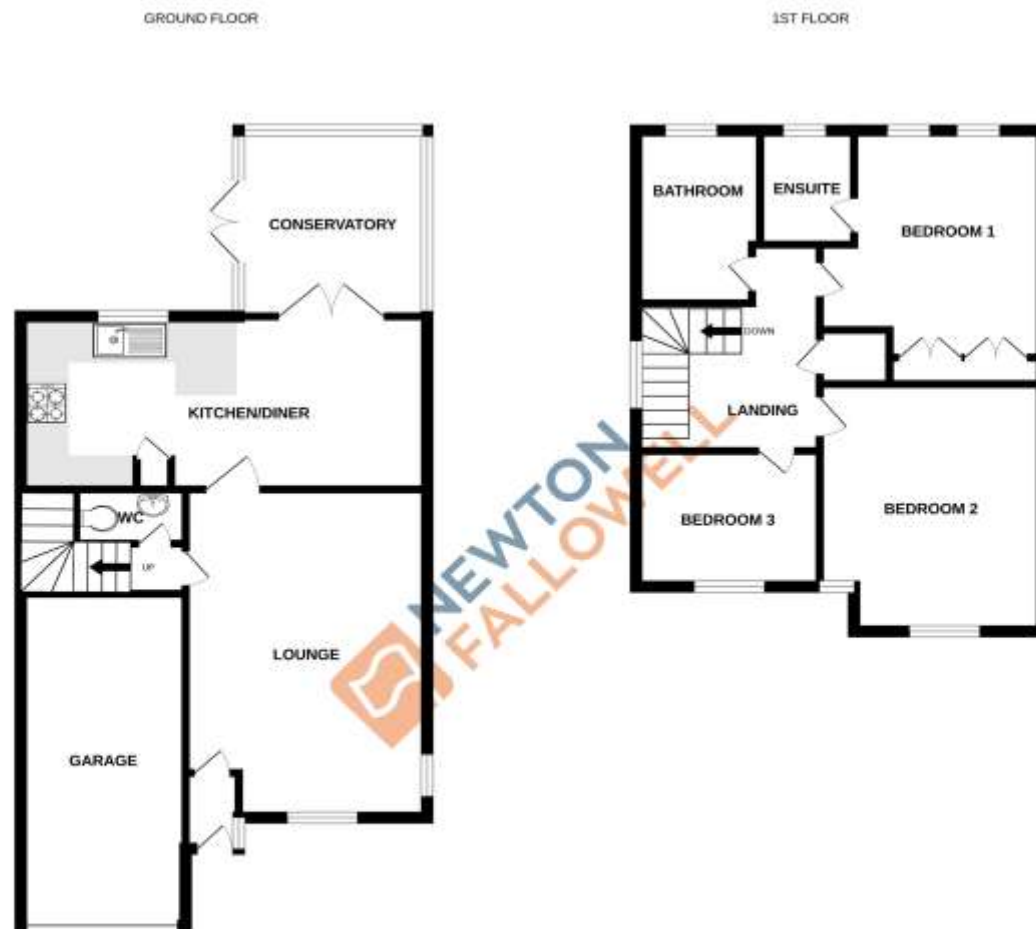


Family Bathroom

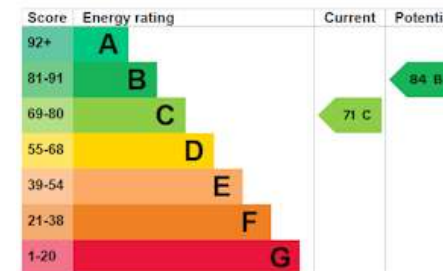
Garage







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, extensions, fixtures 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 for any prospective purchase. 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.

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.