



10 Ferneley Crescent, Melton Mowbray, LE13 1RZ

 **NEWTON FALLOWELL**

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Key Features

- Extended Semi-Detached House
- Three Double Bedrooms
- Cloakroom WC
- Breakfast Kitchen
- Two Reception Rooms
- Shower Room
- Backs on to the Country Park
- South Facing Rear Garden
- Converted Garage
- EPC Rating E
- Freehold

Guide price £280,000





Situated in a popular residential area is this extended semi-detached family home which backs on to Melton Country Park. The accommodation comprises in brief, entrance hall, cloakroom WC, living room, dining room, breakfast kitchen and a converted garage which has been extended at the rear having flexible use. On the first floor are three double bedrooms and a modern shower room. Outside to the front is a driveway providing off-road parking and an enclosed and well tended rear garden.

Accessed via the front door into the entrance hall with stairs rising to the first floor and door off to a cloakroom WC with a two-piece white suite and window to the front aspect. Glazed French doors lead through to a good-sized living room with further glazed French doors opening into the breakfast kitchen. There is a coal effect fireplace with a stone surround and archway through to the dining room having a window and French doors leading to the rear garden. The breakfast kitchen has a range of wall and base units, roll top work surfaces, sink and drainer, integrated appliances and space to dine, and a window and door to the side aspect. Stairs rising to the first-floor landing with loft access and doors off to three double bedrooms and a modern shower room fitted with a three-piece suite comprising a low flush WC, wash hand basin and a double 'walk-in' shower cubicle.



Outside to the front is set to low maintenance with a gravelled frontage and driveway providing off-road parking. The converted garage has been extended with a window to the front aspect, French doors leading to the rear garden and courtesy door to the paved patio. Much of the rear garden which backs on to Melton Country Park is laid to lawn with mature shrubs and bushes, garden shed and hedging to the boundary.



Entrance Hall

Cloakroom WC

Living Room 5.16m x 3.44m (16'11" x 11'3")

Dining/Sitting Room 5.75m x 2.71m (18'10" x 8'11")



Breakfast Kitchen 6.49m x 2.31m (21'4" x 7'7")

Bedroom One 5.43m x 2.97m (17'10" x 9'9")

Bedroom Two 4.71m x 2.97m (15'6" x 9'9")

Bedroom Three 4.35m x 2.78m (14'3" x 9'1")



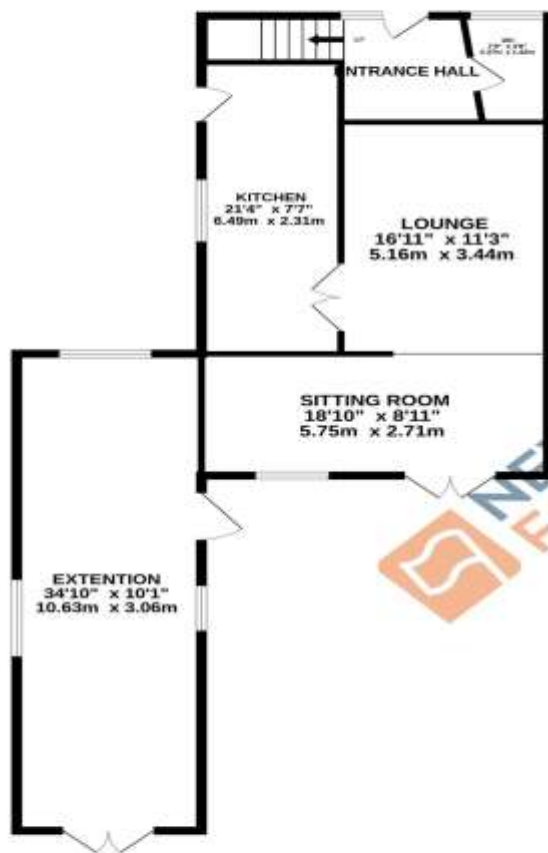
Family Bathroom

Converted Garage 10.63m x 3.06m (34'10" x 10'1")

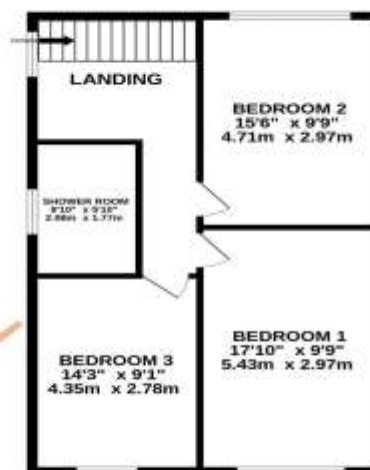




GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1612 sq.ft. (149.8 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	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: 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.