



11 Ashton Close, Melton Mowbray, LE13 0ED

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Modern Town House
- Three Bedrooms
- Living Room & Dining Room
- Fitted Kitchen
- Cloakroom WC
- Family Bathroom
- Enclosed Rear Garden
- EPC Rating D
- Freehold

£180,000





This three-bedroom town house is situated in a popular residential area and offers an ideal opportunity for the first time or investment buyer. The accommodation comprises in brief, entrance porch, cloakroom WC, living room, dining room and a fitted kitchen. On the first floor are three bedrooms and a family bathroom and there are lawned gardens to the front and rear of the property.

Accessed via a double-glazed door into the entrance porch with a cupboard housing the meters and door off to a cloakroom WC fitted with a two-piece white suite. A dual aspect living room with a window to the front aspect and French doors leading to the rear garden, fireplace with inset an inset log burner and wood laminate flooring. The dining room has a window to the front aspect, wood laminate flooring, stairs rising to the first floor and door off to a modern fitted kitchen with a good range of white wall and base units, roll top work surfaces, stainless steel sink and drainer, integrated oven and hob with an extractor hood above, dishwasher, window and door to the rear aspect and a walk-in cupboard with power and light housing the central heating boiler with space and plumbing for a washing machine and tumble dryer. From the dining room the stairs rise to the first floor landing with an airing cupboard housing the hot water tank and doors off to three good sized bedrooms, the main bedroom having a window to the front aspect and a Juliet balcony overlooking the enclosed rear garden which is mainly laid to lawn with a gravelled seating area, two garden sheds and timber panel fencing to the boundaries.





Entrance Porch



Cloakroom WC



Living Room



Dining Room



Kitchen



First Floor Landing



Bedroom One

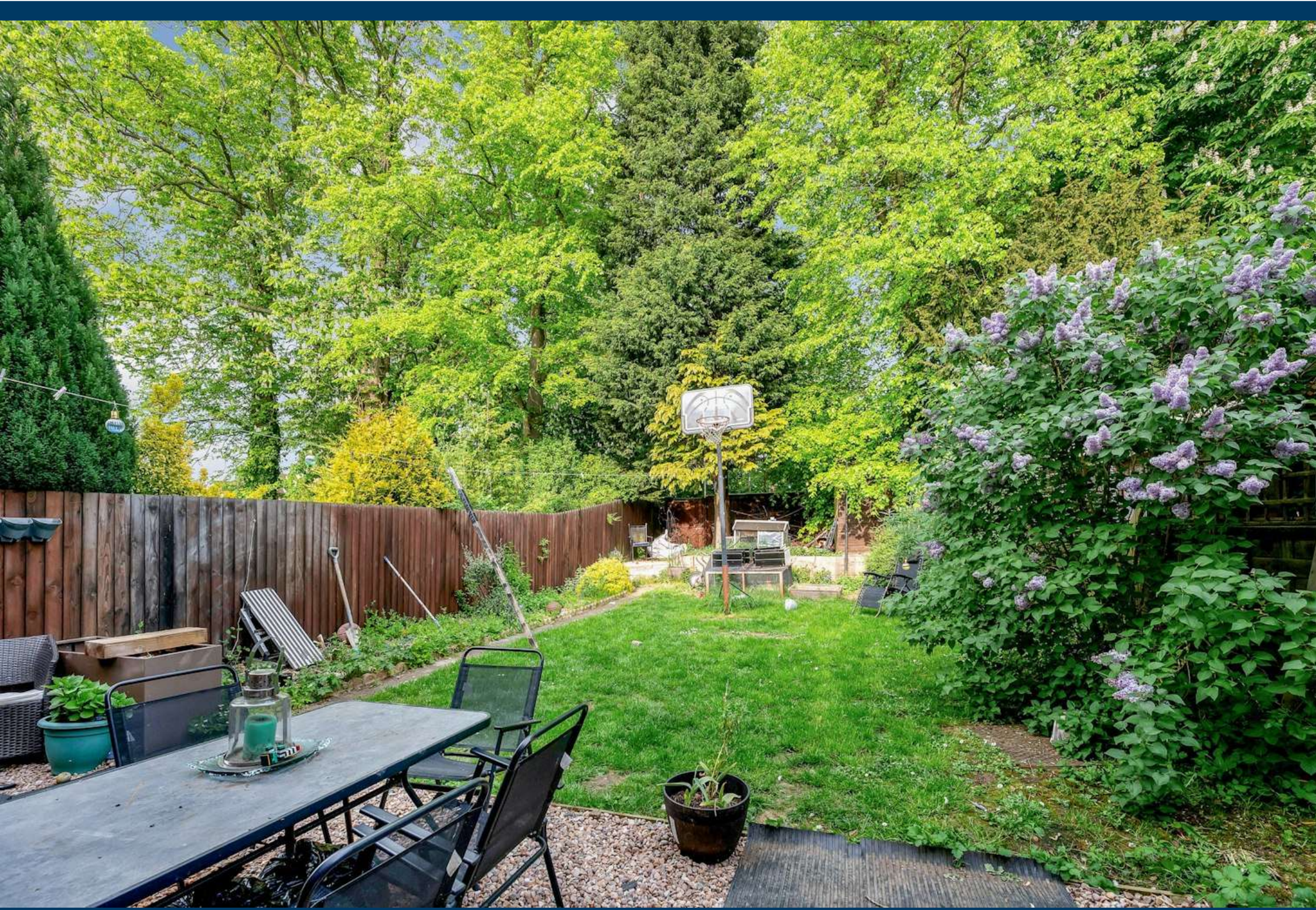


Bedroom Two



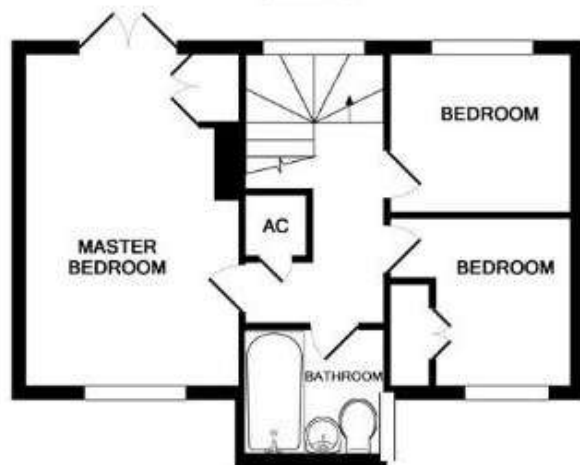
Bedroom Three

Family Bathroom





GROUND FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	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: 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.