



70 Ferneley Crescent, Melton Mowbray, LE13 1RZ

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- Semi-Detached House
- Three Double Bedrooms
- Open Plan Living, Dining Room
- Sunroom
- Fitted Kitchen
- Cloakroom WC
- Family Bathroom
- Off-Road Parking
- No Upward Chain
- EPC Rating D
- Freehold

£240,000





Offered for sale with no onward chain is this good-sized semi-detached house situated in a popular residential area within a short walk of Melton Country Park, good schools and local amenities. The accommodation comprises in brief, entrance hall, cloakroom WC, living, dining room, sunroom and fitted kitchen. On the first floor are three double bedrooms and a family bathroom. Outside to the front is a driveway providing ample off-road parking and gated access to an enclosed rear garden.

Accessed via the front door into the entrance porch with further door into the entrance hall with stairs rising to the first floor and door off to a cloakroom WC having a two-piece white suite and a window to the front aspect. The 'L' shaped living, dining room has a fireplace with an inset coal effect fire, wooden surround and hearth, window to the rear aspect and patio doors leading to the sunroom with windows overlooking the rear garden. A fitted kitchen with a window and door to the side aspect and a range of wall and base units, sink and drainer, freestanding cooker, space for appliances, tiled floor and door to a pantry with shelving for storage. Stairs rising to the first-floor landing with doors off to three double bedrooms and a family bathroom.



Outside to the front is a long driveway providing ample off-road parking, gated access to an enclosed rear garden with an abundance of mature shrubs and trees, greenhouse, garden shed, and an area laid to lawn.



Entrance Hall

Cloakroom WC

Living, Dining Room 5.35m x 5.87m (17'7" x 19'4")



Sunroom 2.47m x 3.39m (8'1" x 11'1")

Kitchen 3.71m x 2.5m (12'2" x 8'2")

Bedroom One 4.05m x 3.11m (13'4" x 10'2")



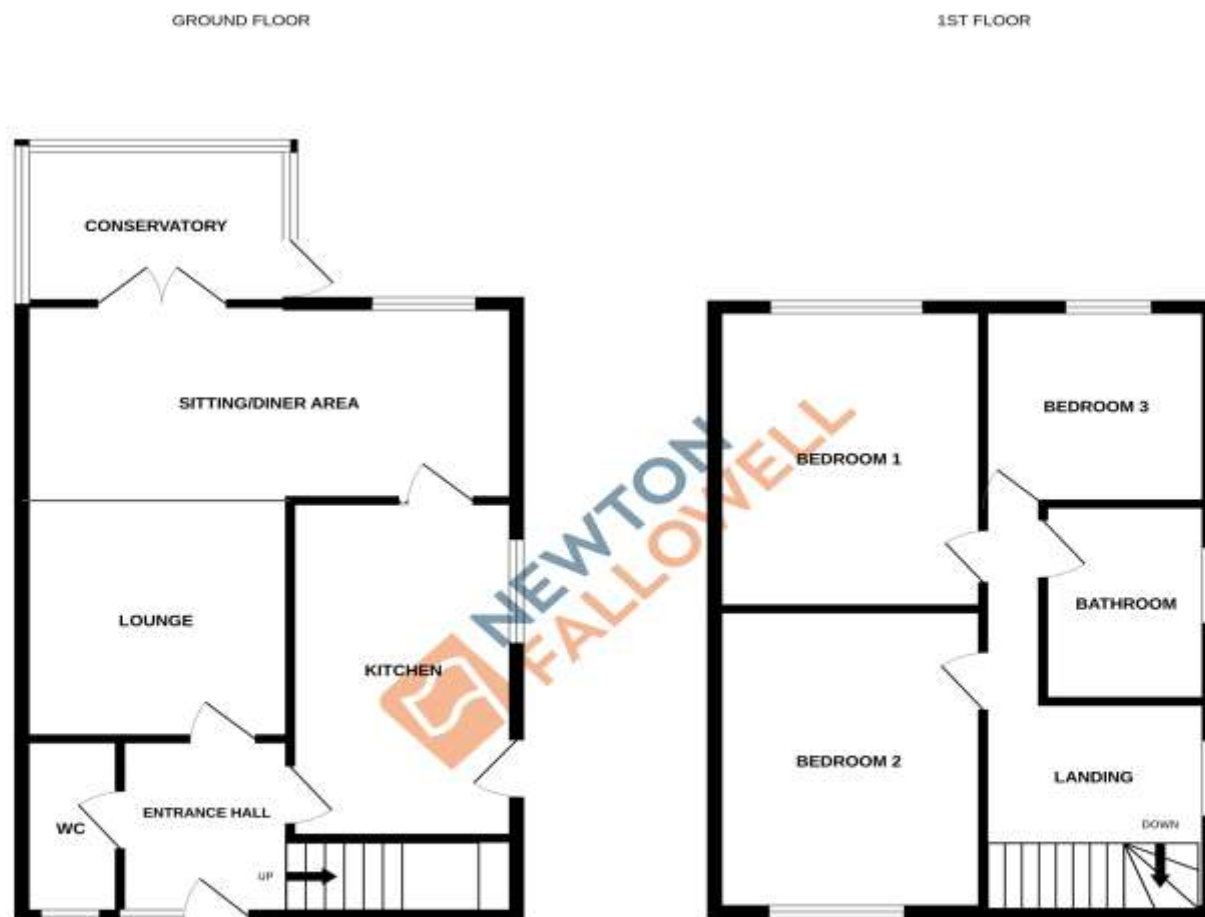
Bedroom Two 3.18m x 3.07m (10'5" x 10'1")

Bedroom Three 2.75m x 3.09m (9'0" x 10'1")

Family Bathroom 1.77m x 2.14m (5'10" x 7'0")







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 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		
69-80	C		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: 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.