



15 Beaufighter Crescent, Melton Mowbray, LE13 0XH

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Modern Detached House
- Four Double Bedrooms
- Living Room
- Dining Kitchen & Utility
- Bathroom & En-suite Shower
- Cloakroom WC
- Garage & Driveway
- Remainder of NHBC Warranty
- Open Views to the Rear
- EPC Rating B
- Freehold

Guide price £350,000





A contemporary four-bedroom detached family home built by Barratt Homes on the Kings Meadow development situated on the edge of Melton Mowbray with the remainder of the NHBC Warranty offering energy efficient accommodation. Neutrally decorated throughout, the accommodation comprises in brief, entrance hall, fitted security alarm, cloakroom WC, living room, an open plan dining kitchen, and a utility room with stairs rising to four double bedrooms and a family bathroom. The main bedroom having the benefit of an en-suite shower room. There is a driveway providing off-road parking leading to a single garage, an electric charger point and gated access to an enclosed rear garden.

Accessed via a double-glazed door into the entrance hall, fitted security alarm, and stairs rising to the first-floor landing. Door leading through to the living room which is a good-sized room with a window to the front aspect having a fitted venetian blind and door off to the dining kitchen. A light and airy dining kitchen with a window to the rear aspect with a fitted venetian blind, a contemporary range of wall and base units, straight edge work surfaces, sink and mixer tap, integrated eye level oven, a five ring gas hob and a stainless steel extractor hood above, integrated dishwasher and fridge freezer, wood laminated flooring continuing through to the dining area with space to dine and French doors with side windows all having fitted blinds, overlooking the rear garden. Door leading through to the utility room having space and plumbing for a washing machine and tumble dryer and further door off to a cloakroom WC having a two-piece white suite. Stairs rising to the first-floor landing with access to a part boarded loft and doors off to four double bedrooms, all having fitted mirrored wardrobes and the main bedroom having the benefit of an en-suite shower room. The family bathroom has a three piece white suite with a low flush WC, wash hand basin and bath with an overhead shower, shower screen and extractor fan.



Outside to the front is a good sized driveway providing off-road parking leading to the garage with an up and over door, power and light, an electric charging point and gated access to a well tended rear garden. The enclosed rear garden has open views over the surrounding countryside, a spacious paved patio, ideal for 'al fresco' entertaining, an area laid to lawn and timber panel fencing to the boundaries.

Entrance Hall Cloakroom WC



Living Room 4.28m x 3.5m (14'0" x 11'6")

Dining Kitchen 5.9m x 3.01m (19'5" x 9'11")

Utility Room 1.64m x 1.64m (5'5" x 5'5")

Bedroom One 3.49m x 3.39m (11'6" x 11'1")

En-suite Shower Room 1.35m x 1.06m (4'5" x 3'6")



Bedroom Two 3.18m x 2.49m (10'5" x 8'2")

Bedroom Three 3.09m x 3.32m (10'1" x 10'11")

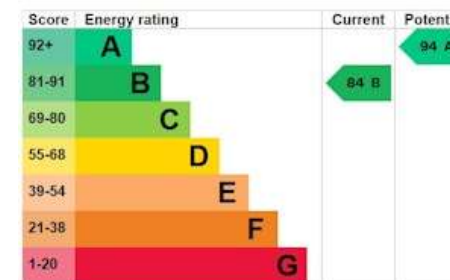
Bedroom Four 3.49m x 3.39m (11'6" x 11'1")

Family Bathroom 2.19m x 1.97m (7'2" x 6'6")

Garage 5.38m x 2.99m (17'8" x 9'10")







The graph shows this property's current and potential energy rating.

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 £62 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.