16 Lancers Drive, Melton Mowbray, LE13 0SY

NEWTON FALLOWELL

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Key Features

- End of Terrace House
- Three Bedrooms
- Cloakroom WC
- Living Room
- Dining Kitchen
- Family Bathroom
- Enclosed Rear Garden
- Off-Road Parking
- EPC Rating C
- Freehold

£240,000

UPGRADED LANDSCAPED GARDEN WITH DECKING TWO DECKING AREAS - EXCELLENT PARKING OPTIONS - HIGHLY DESIRED AREA - A MUST SEE TO FULLY APPRECIATE

Offering an ideal opportunity for the first time buyer or investor is this modern, well presented, end of terrace house situated on the North side of Melton Mowbray. The accommodation comprises in brief, entrance porch, cloakroom WC, living room, and dining kitchen. On the first floor are three bedrooms and a family bathroom. There is off-road parking at the front of the property and an enclosed rear garden.

Steps up to the front door into the entrance porch with a door off to a cloakroom WC having a two piece white suite and an obscure window to the side aspect. The living room has a window to the front aspect, TV point, stairs rising to the first floor and door leading through to the dining kitchen which has been re-fitted with a good range of wall and base units, straight edge work surfaces, sink and drainer, tiled splashbacks, integrated oven and a Zanussi induction hob, space and plumbing for a dishwasher, fridge freezer, and washing machine, and a wall mounted central heating boiler. Archway through to the dining area with space to dine and sliding patio doors leading to the rear garden. Stairs rising to the first floor landing from the living room having a window to the side aspect, airing cupboard and doors off to three bedrooms and a family bathroom.

Outside to the front is a crazy paved area providing off-road parking, raised flower beds and steps up to the entrance door with storm porch. The enclosed rear garden has a covered decked seating area, garden shed, an area laid to lawn and timber panel fencing to the boundaries.

Entrance Porch

Cloakroom WC

Living Room 4.21m x 4.29m (13'10" x 14'1")

Dining Kitchen 5.03m x 2.84m (16'6" x 9'4")

Bedroom One 2.86m x 3.7m (9'5" x 12'1")

Bedroom Two 3.42m x 2.87m (11'2" x 9'5")

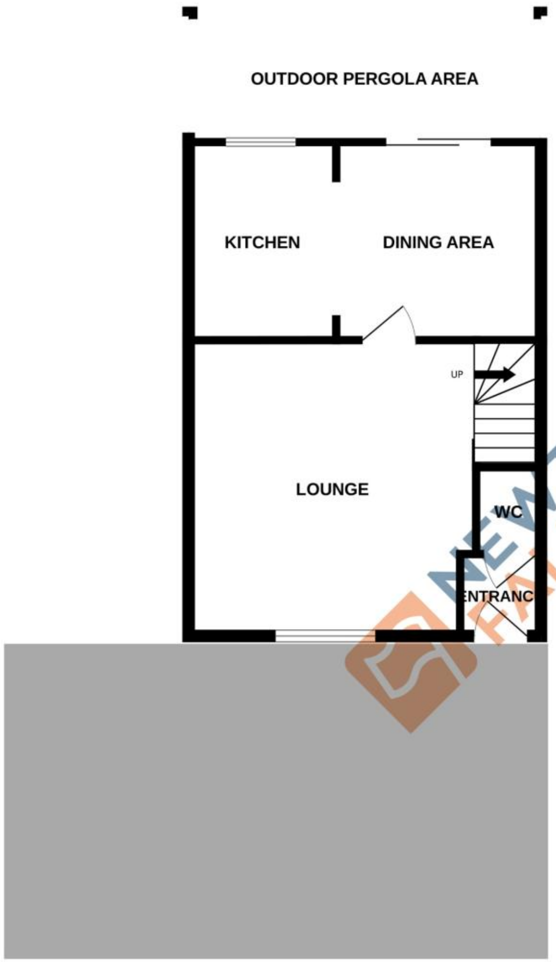
Bedroom Three 2.09m x 2.65m (6'11" x 8'8")

Family Bathroom

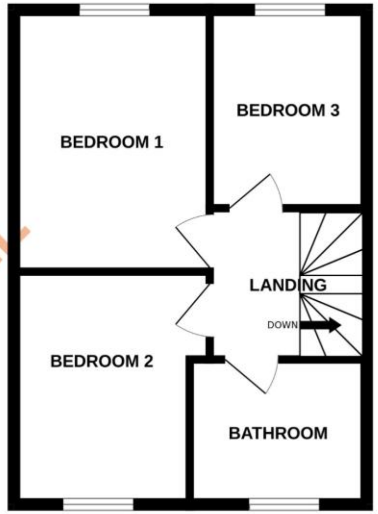
Local Authority
Local Authority: Melton Borough Council
Council Tax: B

Agent's Note
These particulars are issued in good faith but do not
constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR



1ST FLOOR



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 £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.

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