



48 Eagles Drive, Melton Mowbray, LE13 0BA

 **NEWTON FALLOWELL**

2 1 1

Key Features

- Semi-Detached House
- Two Double Bedrooms
- Dining Kitchen
- Deceptively Spacious
- Living Room
- Modern Family Bathroom
- Cul-de-sac Location
- South Facing Garden
- EPC Rating D
- Freehold

£200,000





Welcome to this deceptively spacious two-bedroom home with an incredible South facing rear garden. The highlights are immaculate presentation, modern kitchen diner, upgraded staircase and a generous driveway for two/three vehicles.

Located at the bottom of Eagles Drive this home is in a cul-de-sac, great for those needing to commute to Leicester, Market Harborough or Oakham, and close to the bus route into Melton town.

Entering straight into the kitchen through the main door, this lovely space is light and airy, courtesy of the patio doors and kitchen window. Recently fitted, this modern kitchen has space for a dining table and plenty of cupboards and work tops - a fantastic space to entertain or just enjoy cooking together.

The patio doors open on to the South facing garden having a good-sized patio seating area and the remainder laid to lawn. The rear garden is completely enclosed with mature hedging and trees behind the fence at the bottom of the garden which gives a lovely private feel.

A door to the left of the front door in the kitchen leads into the living room. This again is a good sized room overlooking the front of the home with stairs rising to the first floor and an open area beneath them giving a spacious yet cosy feel to this room.

Upstairs, the bathroom is a modern haven to bathe and greets you as you step onto the landing on the right. Directly ahead, the second bedroom is the perfect guest or child's bedroom.

Finally, at the front of the home running the width of the property, the main bedroom is a lovely light space with two windows overlooking the street below. Ample room for a double bed plus wardrobe and chest of draws, a peaceful space to lay down a weary head.

So if you are looking for a spacious home, a larger garden and want something you can just move your furniture into and start living? Then this is the home to book your next viewing on!



Kitchen Diner 4.34m x 3m (14'2" x 9'10")

Living Room 4.34m x 3.66m (14'2" x 12'0")

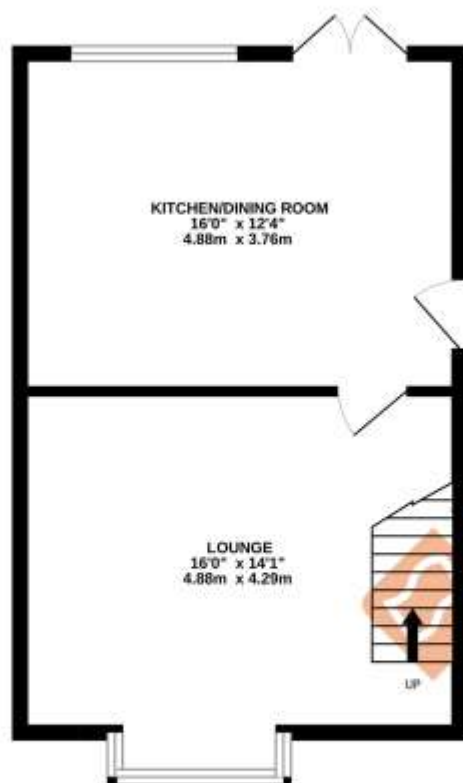
Stairs To Landing

Bedroom One 3.36m x 4.34m (11'0" x 14'2")

Bedroom Two 3m x 2.5m (9'10" x 8'2")

Bathroom 2.06m x 2.34m (6'10" x 7'8")

GROUND FLOOR
407 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.