



32 Wymondham Way, Melton Mowbray, LE13 1HX

 **NEWTON FALLOWELL**

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Key Features

- Extended Detached Home
- Three Bedrooms
- Two Reception Rooms
- Superb Re-fitted Kitchen
- Landscaped Rear Garden
- Integral Garage & Cloakroom WC
- Close to Melton Country Park
- New Flooring and Radiators
- EPC Rating D
- Freehold

£315,000





Situated in a popular location close to Melton Country Park is this immaculate detached home having been extended and improved to a high specification with a re-fitted kitchen, new flooring and modern radiators. The accommodation comprises in brief, entrance hall, living room, re-fitted kitchen and dining area, and cloakroom WC. Stairs rising to the first-floor landing, three bedrooms and a family bathroom. There is a driveway leading to an integral garage and side gated access to an enclosed rear garden.

Accessed via a double-glazed door with storm porch into the entrance hall, window to the side aspect, parquet style flooring which continues through to the living room and kitchen and stairs rising to the first-floor landing. Door off to the living room with a double glazed bow window to the front aspect, under stair storage cupboard, pebble effect gas fire with a wooden surround and granite hearth, TV point and door leading to the re-fitted kitchen which has a superb range of high gloss white base units, Corian work surfaces, sink and drainer, tiled splashbacks, a Rangemaster cooker (available by separate negotiation), an overhead extractor hood, integrated Whirlpool dishwasher, feature vertical double radiator, space for a fridge-freezer, sockets with USB charging points opening into the extended dining area. A lovely addition to the property having a vaulted ceiling, full width patio doors to the rear aspect, ceramic tiled flooring with underfloor heating opening into an inner lobby with courtesy door to the garage, a glazed door to the rear garden and further door leading to the cloakroom WC having a two piece white suite, window to the rear aspect, half height tiling to walls, (space for a shower, if required), and a chrome heated towel rail. Stairs rising to the first-floor landing with loft access and doors off to three good sized bedrooms, the main bedroom having fitted wardrobes along one wall, and a family bathroom.





There is a block paved driveway providing off-road parking leading to an integral garage with an Everest up and over door, power and light, and storage in the roof space. The front garden is laid to slate for low maintenance with an array of mature shrubs and plants. A particular highlight of the property is the enclosed and private, landscaped rear garden having a porcelain tiled sun terrace with a large aluminium pergola and retractable sun blind, ideal for outside dining. There is an area laid to lawn with raised planters, ornamental shrubs and plants, a water feature and timber panelled fencing to the boundaries.



Entrance Hall

Living Room 4.25m x 3.74m (13'11" x 12'4")

Kitchen 3.06m x 4.71m (10'0" x 15'6")

Dining Area 2.62m x 4.71m (8'7" x 15'6")



Cloakroom WC

Bedroom One 3.48m x 2.8m (11'5" x 9'2")

Bedroom Two 3.99m x 2.8m (13'1" x 9'2")

Bedroom Three 2.99m x 2.01m (9'10" x 6'7")

Bathroom





Ground Floor

Approx. 64.9 sq. metres (698.3 sq. feet)



Total area: approx. 100.5 sq. metres (1081.8 sq. feet)

First Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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 £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.