



23 Tennyson Way, Melton Mowbray, LE13 1LJ

 **NEWTON FALLOWELL**



3 2 2

## Key Features

- Detached Family Home
- Three Double Bedrooms
- Cloakroom WC
- Dual Aspect Living Room
- Dining Room
- Fitted Kitchen
- Garage & Driveway
- Enclosed Rear Garden
- EPC Rating D
- Freehold

£280,000







NO ONWARD CHAIN | OPEN PLAN KITCHEN/DINER | THREE DOUBLE BEDROOMS | DRIVEWAY AND GARAGE | GORGEOUS GARDEN | A MUST SEE TO FULLY APPRECIATE

Situated in a popular residential area close to John Ferneley College and Melton Country Park is this well presented, three bedroom family home. Having the benefit of uPVC double glazing and gas central heating, the accommodation comprises in brief, entrance porch, hallway, cloakroom WC, living room, dining room and fitted kitchen. On the first floor are three double bedrooms and a shower room. There is a driveway providing off-road parking leading to a detached, brick built garage and an enclosed rear garden.

Accessed via a double glazed door into the entrance porch with a door leading to a cloakroom WC having a two piece white suite and window to the front aspect. Further door into the hallway with a window to the side aspect, stairs rising to the first floor and door into the dual aspect living room with a window to the front aspect and French doors leading to the rear garden with full length side windows, living flame fire with surround and hearth, wall lights, TV point and double doors opening into the dining room with a window to the rear aspect, wood laminate flooring and archway through to the fitted kitchen. The kitchen is fitted with a good range of wall and base units, wooden work tops, integrated eye level double oven, sink and drainer, tiled splashbacks, a continuation of the wood laminate flooring, window and door to the side aspect.

Stairs rising to the first floor landing with loft access and doors off to three double bedrooms and a shower room having a three piece suite comprising a low flush WC and wash hand basin set in a vanity unit with a cupboard below and a double walk-in shower cubicle.







Outside to the front is a driveway providing off-road parking leading to a detached brick built garage with an up and over door, power and light, and courtesy door off to the rear garden. There is gated access to the delightful, enclosed rear garden which has an abundance of mature shrubs, trees and plants, a good sized paved patio, a greenhouse and timber panel fencing to the boundaries.

#### Entrance Hall

WC 1.21m x 2.07m (4'0" x 6'10")



Kitchen Area 3.11m x 2.89m (10'2" x 9'6")

Dining Area 2.73m x 2.15m (9'0" x 7'1")

Lounge 5.81m x 3.3m (19'1" x 10'10")

Stairs To Landing



Bedroom One 3.52m x 3.36m (11'6" x 11'0")

Bedroom Two 2.51m x 3.36m (8'2" x 11'0")

Bedroom Three 2.73m x 2.62m (9'0" x 8'7")

Family Bathroom 2.11m x 2.02m (6'11" x 6'7")



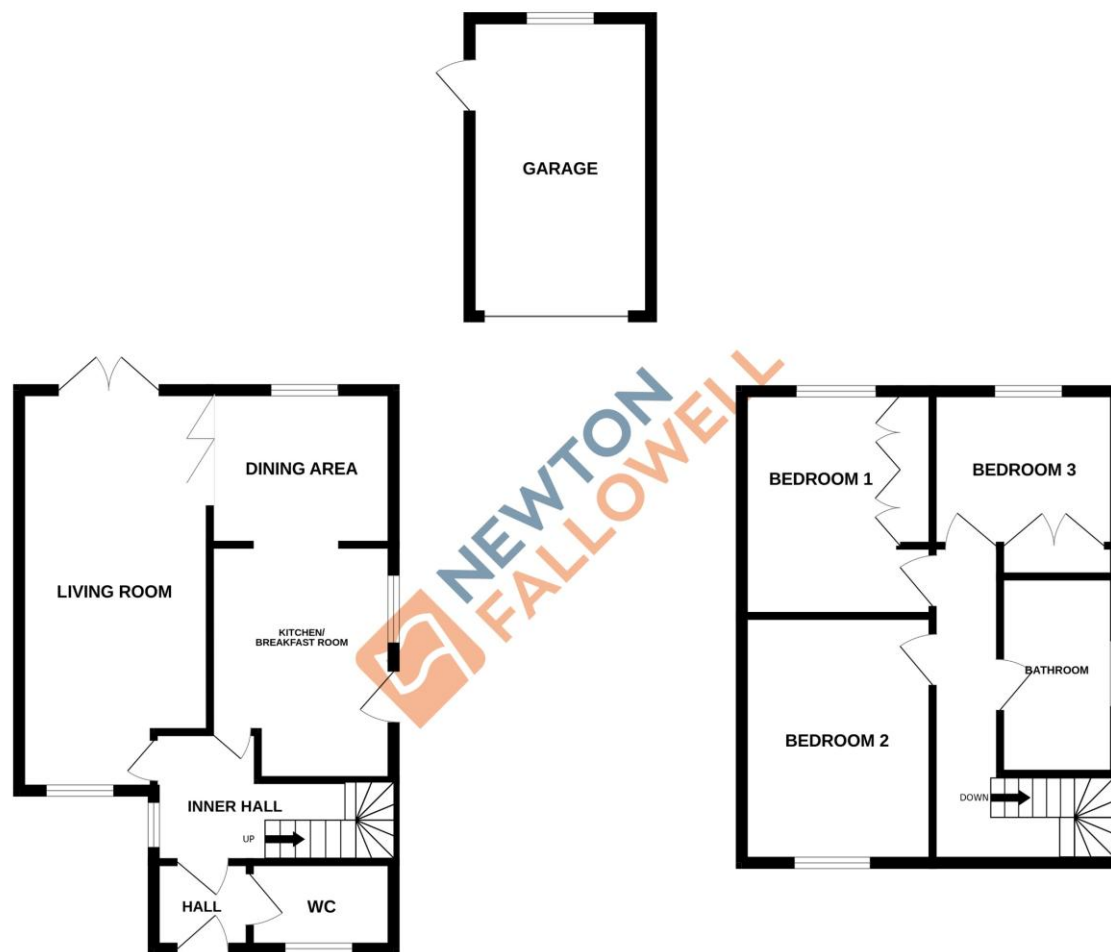






GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 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

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.

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