174 Dalby Road, Melton Mowbray, LE13 0BJ

NEWTON FALLOWELL

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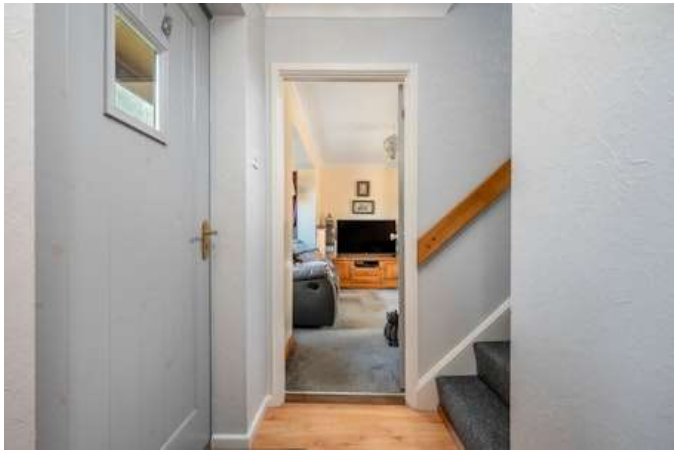
Key Features

- Detached Family Home
- Three Bedrooms
- Spacious Living Room & Conservatory
- Fitted Kitchen & Dining Room
- Cul-de-sac Location
- Four Piece Bathroom
- Enclosed Rear Garden
- Garage & Driveway
- EPC Rating D
- Freehold

Offers in excess of £290,000



Occupying a good-sized plot, this well presented, detached family home is situated on the South side of town in a cul-de-sac close to Longfield School and many local amenities. The accommodation comprises in brief, entrance porch, hallway, living room, conservatory, dining room and fitted kitchen. On the first floor are three bedrooms and a four-piece family bathroom. There is a good-sized driveway providing off-road parking leading to a detached garage and side gated access to an enclosed rear garden.

Accessed via front door into the entrance porch with obscure full-length windows to the front aspect and door leading through to the hallway with wood laminate flooring and stairs rising to the first floor. Door off to a dual aspect living room with a window to the front aspect and sliding patio doors to the rear, fireplace with an inset wood burning stove, wooden surround and hearth, TV point and access to a double-glazed conservatory with an apex roof, wood laminate flooring, windows with fitted blinds and French doors leading to the rear garden. The galley style kitchen is fitted with a good range of wall and base units, straight edge wooden work tops, sink and drainer, tiled splashbacks, Range cooker with extractor hood above, space and plumbing for a washing machine and further appliances, window and door to the side aspect and archway through to a dining room with a window to the front aspect, wood laminate flooring and space to dine. Stairs rising to the first-floor landing with loft access and doors off to three bedrooms and a fully tiled four-piece family bathroom comprising a low flush WC, wash hand basin, bath and separate shower cubicle.

Outside to the front is a driveway providing off-road parking leading to a detached garage with an up and over door and an adjoining storage shed.

There is an area laid to lawn with mature shrubs and tree and gated access to an enclosed rear garden. A well tended garden with a sunny aspect, paved patio, a raised decked seating area, a good expanse of lawn with mature shrubs and borders, a summer house, garden shed and fencing to the boundaries.

Entrance Porch & Hallway

Living Room 5.45m x 3.54m (17'11" x 11'7")

Conservatory 3.44m x 3.32m (11'4" x 10'11")

Dining Room 3.48m x 2.16m (11'5" x 7'1")

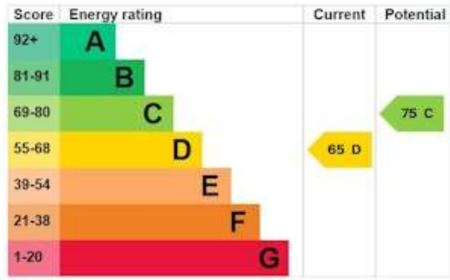
Kitchen 3.66m x 2.3m (12'0" x 7'6")

Bedroom One 3.53m x 2.68m (11'7" x 8'10")

Bedroom Two 2.55m x 1.96m (8'5" x 6'5")

Bedroom Three 3.45m x 2.8m (11'4" x 9'2")

Family Bathroom 2.6m x 1.96m (8'6" x 6'5")



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.

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