



14 Performance Way, Melton Mowbray, LE13 1FA

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Modern Detached House
- Four Good Sized Bedrooms
- Two Reception Rooms
- Breakfast Kitchen & Utility
- Bathroom & En-suite Shower Room
- Cloakroom WC
- Enclosed Rear Garden
- Close to Melton Country Park
- EPC Rating B
- Freehold

Guide price £310,000





A modern and spacious detached family home situated on the outskirts of Melton Mowbray close to John Ferneley College and Melton Country Park enjoying open field views. The accommodation comprises in brief, entrance hall, cloakroom WC, living room, dining room, breakfast kitchen and utility room. On the first floor are four good sized bedrooms, the main bedroom having an en-suite shower room and a family bathroom. There is a driveway providing off-road parking leading to a detached garage and an enclosed rear garden with a walled boundary.

Accessed via the front door into the entrance hall with stairs rising to the first floor and door leading through to the living room with a window to the front aspect, radiator and TV point. Door off to a dining room with a window to the front aspect, radiator, TV point and wood laminate flooring. The breakfast kitchen has a window to the rear aspect and patio doors leading to the rear garden, a good range of wall and base units, straight edge wooden work tops, sink and drainer, integrated oven and gas hob, dishwasher, space for a freestanding fridge freezer, breakfast bar, wood laminate flooring and door through to a utility room with space and plumbing for a washing machine and tumble dryer, door to the rear aspect and further door leading to a cloakroom WC with a two piece white suite. Dog leg staircase leading to the first-floor landing with loft access and doors off to four bedrooms, the main bedroom having an en-suite shower room and a family bathroom with a three-piece white suite comprising a low flush WC, wash hand basin and bath with an overhead shower and shower screen. At the rear of the property is a driveway providing off-road parking leading to a detached brick-built garage with an up and over door, power and light and side gated access to an enclosed rear garden having a paved patio seating area the remainder laid to lawn with walled and fenced boundaries.





Entrance Hall

Cloakroom WC

Living Room 4.03m x 3.28m (13'2" x 10'10")

Dining Room 3.25m x 3.2m (10'8" x 10'6")



Breakfast Kitchen 5.21m x 4.21m (17'1" x 13'10")

Utility Room 1.89m x 1.66m (6'2" x 5'5")

Bedroom One 3.5m x 3.92m (11'6" x 12'11")

En-suite Shower Room 1.12m x 1.66m (3'8" x 5'5")



Bedroom Two 3.5m x 2.6m (11'6" x 8'6")

Bedroom Three 3m x 2.73m (9'10" x 9'0")

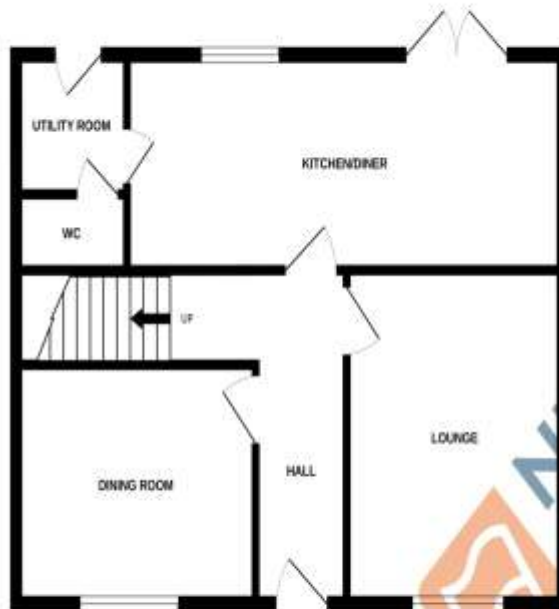
Bedroom Four 2.35m x 2.54m (7'8" x 8'4")

Family Bathroom 1.94m x 2.5m (6'5" x 8'2")





GROUND FLOOR



1ST FLOOR



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 mis-statement. 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.
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	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 Borough Council
Council Tax Band: D

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.