



10 Kennelmore Road, Melton Mowbray, LE13 0RT

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Executive Detached Family Home
- Four Bedrooms
- Dual Aspect Living Room
- Office & Utility Room
- Superb Fitted Dining Kitchen
- Bathroom & En-suite Shower Room
- Cloakroom WC
- Double Garage
- Fitted Solar Panels
- EPC Rating B
- Freehold

Guide price £475,000





Situated in a popular residential area close to the town centre and train station is this superb executive detached family home having neutral decoration throughout. The property has five years of the NHBC warranty remaining and comprises in brief, entrance hall, cloakroom WC, living room, open plan dining kitchen, utility room and office/study. On the first floor are four bedrooms, an en-suite shower room and family bathroom. There is a driveway providing off-road parking leading to a double garage and an enclosed rear garden designed for low maintenance. Currently, there is a Management Charge of approximately £200 per annum.

Accessed via the front door with a storm porch into the entrance hall, wood effect ceramic tiled flooring, under-stair storage cupboard, carpeted stairs rising to the first floor and door off to a cloakroom WC having a two-piece white suite. The spacious dual aspect living room has a window to the front aspect, French doors to the rear, a continuation of the wood effect ceramic tiled flooring from the hallway and TV point. Double doors leading through to a spacious open plan dining kitchen. A lovely light and airy space with bi-folding doors to the rear aspect, a window to the side, two skylights and spotlighting to the ceiling, wood effect ceramic tiled flooring, an array of cream and grey wall and base units, quartz worktops, sink and mixer tap, centre island with breakfast bar, integrated eye level double oven, gas hob, an extractor hood above, built-in dishwasher and fridge freezer, space for table and chairs and door through to a utility room having wall and base units, sink and drainer, space and plumbing for a washing machine and door to the side aspect. From the hallway is a door off to a good-sized office/study with a window to the front aspect having a fitted blind, wood effect ceramic tiled flooring and radiator. Stairs rising to the first-floor landing with loft access and doors off to three double bedrooms, bedroom four currently being used as a dressing room having been fitted with wardrobes on either side of the room.



There is an en-suite shower room and a family bathroom having a three piece white suite comprising a low flush WC, wash hand basin and 'P' shaped bath with a shower screen and overhead shower, heated towel rail and tiled floor.

Outside to the front is a substantial block paved frontage providing off-road parking leading to a double garage with electric doors, power and light and gated access to an enclosed rear garden with a sunny aspect having solar panels, a paved patio seating area, the remainder laid to gravel for low maintenance, outside tap, garden shed and fencing to the boundaries.

Entrance Hall

Living Room 7.31m x 3.4m (24'0" x 11'2")

Office/Study 3.28m x 2.12m (10'10" x 7'0")

Open Plan Dining Kitchen 5.48m x 4.92m (18'0" x 16'1")

Utility Room 2.18m x 1.69m (7'2" x 5'6")

Cloakroom WC 1.53m x 1.02m (5'0" x 3'4")

Bedroom One 3.93m x 3.4m (12'11" x 11'2")

En-suite Shower Room

Bedroom Two 3.9m x 3.4m (12'10" x 11'2")

Bedroom Three 4.43m x 2.9m (14'6" x 9'6")

Bedroom Four 3.11m x 1.53m (10'2" x 5'0")

Family Bathroom 3.01m x 2.6m (9'11" x 8'6")







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		93 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: E

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.