



20 Framland Drive, Melton Mowbray, LE13 1HY

 **NEWTON FALLOWELL**

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Key Features

- Semi-Detached House
- Three Bedrooms
- Living Room & Conservatory
- Kitchen & Dining Room
- Shower Room
- Garage & Off-Road Parking
- No Upward Chain
- Close to Melton Country Park
- EPC Rating D
- Freehold

£250,000





Situated close to Melton Country Park and John Fernelley College in a cul-de-sac location is this extended, semi-detached family home. Being offered for sale with no upward chain, the accommodation comprises in brief, entrance hall, living room, conservatory, dining room and fitted kitchen. On the first floor are three good sized bedrooms and a shower room. Outside to the front is an area laid to lawn, 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 hall with stairs rising to the first floor and door leading through to the living room having a double-glazed bow window to the front, a brick fireplace with a surround and hearth and an inset coal effect fire, TV point and French doors off to a conservatory with windows overlooking the rear garden. The kitchen is fitted with wall and base units, roll top work surfaces, integrated oven, gas hob and extractor above, sink and drainer, space and plumbing for a washing machine, vinyl tiled flooring, storage cupboard, window to the rear aspect and door leading to the rear garden. An archway opens through to a dining area with a continuation of the vinyl tiled flooring and windows to the front and side aspects. Stairs rising to the first-floor landing with doors off to three good sized bedrooms and a family shower room comprising a low flush WC, wash hand basin set in a vanity unit and a walk-in corner shower cubicle.



The enclosed rear garden is mainly laid to lawn with mature shrubs and bushes, garden shed, paved patio seating area, courtesy door leading to the detached garage and timber panel fencing to the boundaries.



Entrance Hall

Living Room 4.82m x 2.9m (15'10" x 9'6")

Dining Room 2.46m x 2.07m (8'1" x 6'10")

Conservatory 2.46m x 2.54m (8'1" x 8'4")



Kitchen 4.58m x 3.05m (15'0" x 10'0")

Bedroom One 3.48m x 3.45m (11'5" x 11'4")

Bedroom Two 3.54m x 3m (11'7" x 9'10")



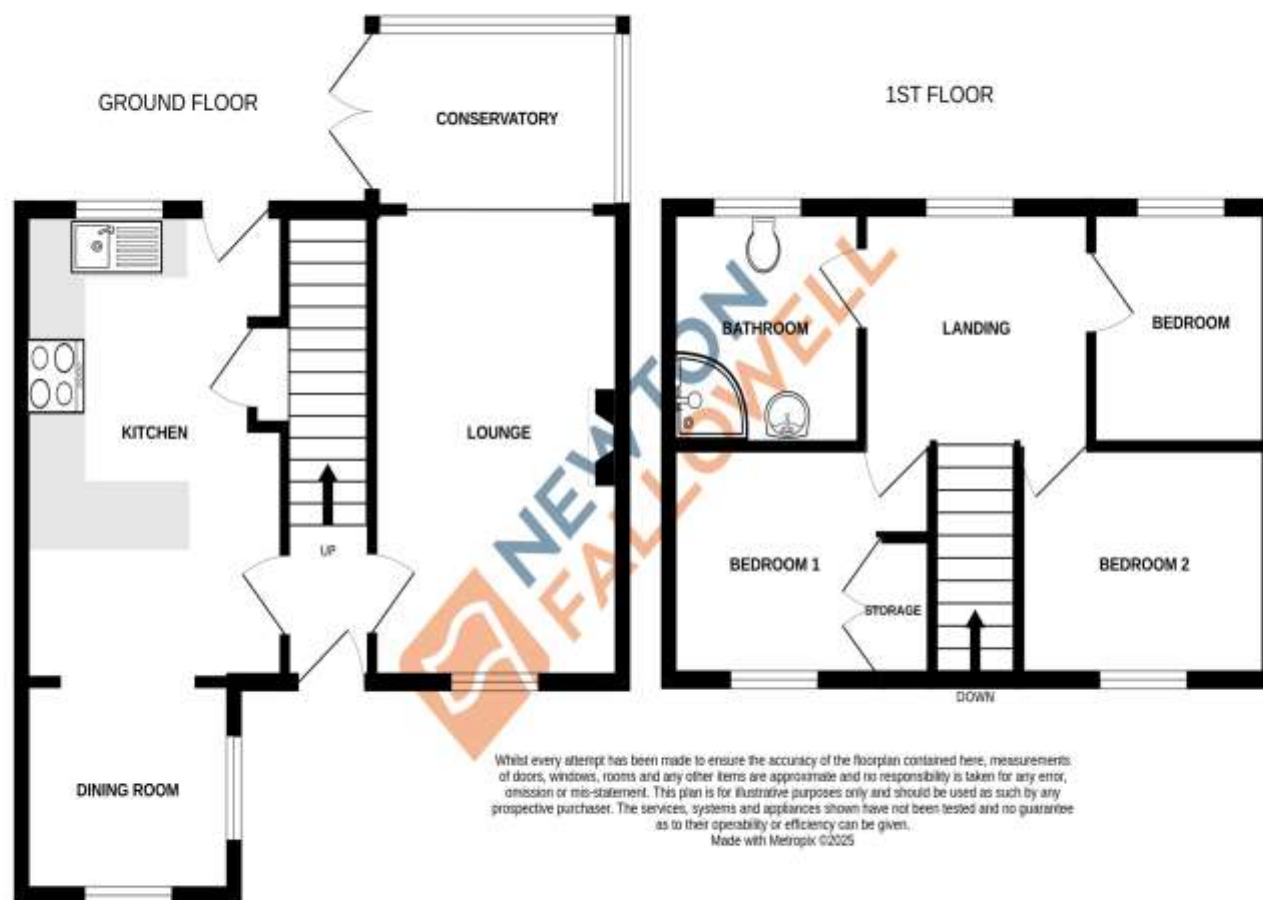
Bedroom Three 2.19m x 2.05m (7'2" x 6'8")

Bath/Shower Room 1.79m x 2.19m (5'11" x 7'2")

Garage 5.7m x 3.54m (18'8" x 11'7")







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 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 Borough Council
Council Tax Band: B

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.