



4 Alderman Road, Melton Mowbray, LE13 0XG

 **NEWTON FALLOWELL**

 4  2  1

Key Features

- Modern Detached Family Home
- Four Bedrooms
- Living Room
- Cloakroom WC
- Dining Kitchen & Utility Room
- Bathroom & En-suite Shower
- Garage & Off-Road Parking
- Enclosed Rear Garden
- EPC Rating B
- Freehold

Guide price £375,000





Built by Bellway Homes approximately three years ago and still within the NHBC Warranty on the South side of Melton Mowbray, is this modern and immaculate detached family home. Close to local schools and good commuter links to the A46, Leicester and Nottingham, the accommodation comprises in brief, entrance hall, cloakroom WC, living room, dining 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 gated access to an enclosed rear garden.

Accessed via the front door with a covered storm porch into the entrance hall with a door to a cloakroom WC having a two-piece white suite and window to the front aspect, stairs rising to the first floor and an under-stair storage cupboard. Door leading to a generous sized living room which has a walk-in bay window to the front aspect with a fitted venetian blind and TV point. A particular highlight is the spacious, open plan family, dining, kitchen with a window to the front aspect and French doors with full length side windows opening into the rear garden. Having a modern range of wall and base units, a peninsular island with breakfast bar, complementary work tops, sink and drainer, integrated eye level double oven and gas hob with a stainless steel splashback and extractor hood above, dishwasher and fridge freezer, space to sit and dine, ceramic tiled flooring, spotlighting to the ceiling, store cupboard and door through to a utility room with work tops, sink and drainer, space and plumbing for a washing machine, wall mounted central heating boiler and door to the side aspect. Stairs rising to the first floor landing with doors off to four good sized bedrooms, all having wardrobe space, the main bedroom having an en-suite shower room and a family bathroom with a modern white suite comprising a low flush WC, wash hand basin and bath.



There is a driveway providing ample off-road parking leading to a detached garage with an up and over door, power and light and gated access to an enclosed rear garden having a paved patio and the remainder laid to lawn with timber panel fencing to the boundaries.

Entrance Hall Cloakroom WC

Living Room 4.95m x 3.5m (16'2" x 11'6")

Dining Kitchen 6.09m x 4.71m (20'0" x 15'6")

Utility Room 2.06m x 1.71m (6'10" x 5'7")

Bedroom One 4.61m x 2.95m (15'1" x 9'8")

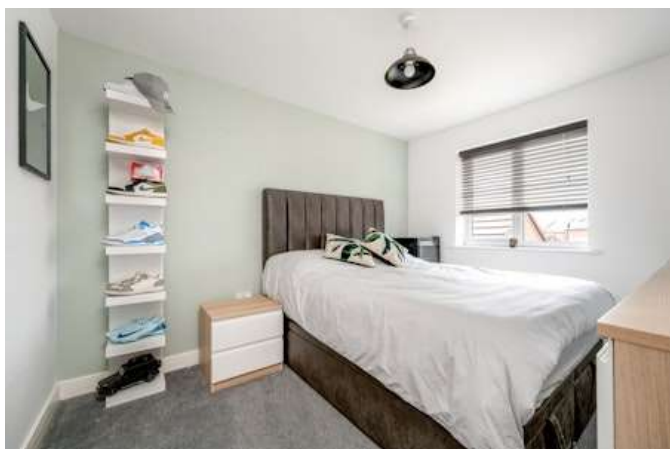
En-suite Shower Room 2.2m x 1.33m (7'2" x 4'5")

Bedroom Two 3.43m x 3.01m (11'4" x 9'11")

Bedroom Three 3.02m x 2.86m (9'11" x 9'5")

Bedroom Four 3.02m x 2.86m (9'11" x 9'5")

Family Bathroom 2.08m x 1.9m (6'10" x 6'2")







*While 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 not used as basis for any prospective purchase. The services, appliances and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with intelligent software.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 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.