



29 Rossiter Close, Melton Mowbray, LE13 0NZ

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Modern End Terrace House
- Three Storey Accommodation
- Four Bedrooms & Cloaks WC
- Living Room
- Breakfast Kitchen & Utility
- Bathroom & En-suite
- Allocated Parking
- Popular Residential Area
- EPC Rating C
- Freehold

£260,000





Situated in a popular residential area close to many local amenities is this modern, three storey, end town house having flexible accommodation. Benefiting from uPVC double glazing, gas central heating, allocated parking and overlooking a well tended green space, the accommodation comprises in brief, entrance hall, cloakroom WC, dining kitchen, utility and bedroom four. Stairs rising to the first floor with a living room, bedroom one and an en-suite shower room. On the second floor are two further bedrooms and a family bathroom. There is allocated parking at the rear of the property and an enclosed rear garden.

Accessed via a double glazed door into the entrance hall with an under-stair storage cupboard, door off to a cloakroom WC having a two piece suite and a good sized dining kitchen with an array of wall and base units, roll top work surfaces, sink and drainer, integrated oven with a gas hob and extractor hood above, space and plumbing for a dishwasher and fridge freezer, tiled floor, window to the rear aspect and space to dine, opening through to a utility room with a sink and drainer, space and plumbing for a washing machine and tumble dryer and door to the rear aspect. From the entrance hall is a door off to a further room with flexible use, i.e. dining room, office, study or bedroom, ideal for a growing teenager. Stairs rising to the first-floor landing with a door leading to a generous sized living room having two windows to the rear aspect, two radiators and TV point. Further door off to Bedroom One with a window to the front aspect and an en-suite shower room. On the second floor are two generous sized bedrooms and a family bathroom.



Overlooking an open green space to the front with pedestrian access to the front door and a gate opening to an enclosed rear garden with a paved patio and an area laid to lawn, timber panel fencing to the boundaries and gate to the allocated parking at the rear.



Entrance Hall

Cloakroom WC

Breakfast Kitchen 3.8m x 2.74m (12'6" x 9'0")

Utility Area 2.15m x 2.01m (7'1" x 6'7")



Bedroom Four 3.97m x 2.69m (13'0" x 8'10")

Living Room 3.78m x 4.88m (12'5" x 16'0")

Bedroom One 3.48m x 2.8m (11'5" x 9'2")

En-suite Shower 1.18m x 2.29m (3'11" x 7'6")

Bedroom Two 3.3m x 3.04m (10'10" x 10'0")

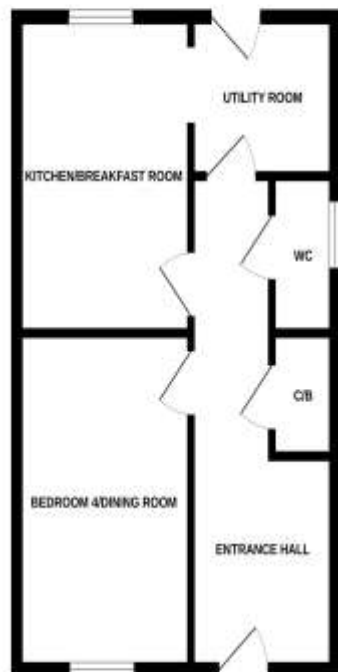
Bedroom Three 2.84m x 3.85m (9'4" x 12'7")

Bathroom

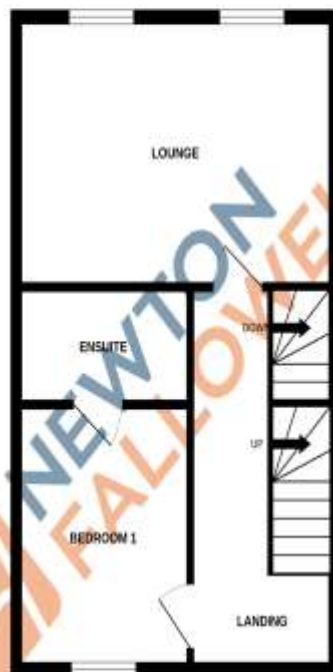




GROUND FLOOR



1ST FLOOR



2ND 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		
81-91	B		
69-80	C		86 B
55-68	D	77 C	
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.