



54 Marigold Crescent, Melton Mowbray, LE13 0FW

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- Detached House
- Three Generous Bedrooms
- Two Reception Rooms
- Conservatory with underfloor heating
- Cloakroom WC
- Bathroom & En-suite Shower
- Integral Garage
- Enclosed Rear Garden
- EPC Rating D
- Freehold

£325,000

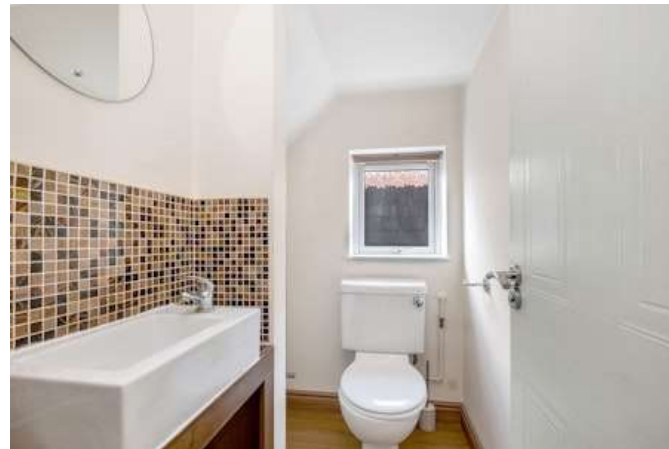




NO ONWARD CHAIN, HIGHLY DESIRED LOCATION
TWO RECEPTION ROOMS & A CONSERVATORY
GARAGE & DRIVEWAY, ENSUITE & FAMILY
BATHROOM, VIEWINGS ARE ESSENTIAL TO FULLY
APPRECIATE

A three bedroom detached property having the benefit of gas central heating and uPVC double glazing and situated in a sought after location close to many local amenities. The accommodation comprises, entrance hall, cloakroom WC, living room, conservatory with underfloor heating, dining room and fitted kitchen. On the first floor are three generous sized bedrooms, the master bedroom having an en-suite shower room and a family bathroom. There is a driveway providing off-road parking leading to a garage and an enclosed rear garden.

Accessed via a double-glazed door into the entrance hall, laminate flooring, stairs rising to the first floor, internal door through to the garage and door leading to the dining room. Having a walk-in bay window to the front aspect, radiator and feature hanging light fitting. The living room has a living flame gas fire with marble hearth and wooden surround, TV and telephone point, radiator, spotlighting to the ceiling and sliding patio doors leading through to the conservatory. Brick and uPVC construction with a pitched polycarbonate roof, power points and lighting, laminate flooring with underfloor heating and French doors leading to the paved patio. The fitted kitchen has an array of wall and base units, roll top work surfaces, sink and drainer, tiled splashbacks, freestanding cooker with a stainless-steel extractor hood above, space and plumbing for a washing machine and fridge, recessed spotlights to the ceiling, ceramic tiled flooring and door and window to the rear aspect. There is a cloakroom WC fitted with a low flush WC and a contemporary wash hand basin set in a vanity unit with mosaic tiled splashback, heated towel rail,





wood laminate flooring and window to the side aspect. Stairs rising to the first floor landing with loft access and door to an airing cupboard housing the hot water cylinder. The main bedroom has fitted wardrobes, window to the rear aspect, a television point and door through to an en-suite shower room. There are two further good-sized bedrooms and a family bathroom.

Outside to the front is a driveway providing off-road parking, an area laid to lawn, leading to an integral garage housing the wall mounted gas central heating boiler, power and light, an up and over door and a recess area for a freezer and tumble dryer. There is side gated access to an enclosed rear garden having a paved patio, an area laid to lawn, flower borders, garden shed and timber panel fencing to the boundaries.

Entrance Hall Cloakroom WC

Living Room 4.09m x 3.23m (13'5" x 10'7")

Dining Room 3.15m x 2.49m (10'4" x 8'2")

Conservatory 3.25m x 2.92m (10'8" x 9'7")

Kitchen 2.82m x 3.05m (9'4" x 10'0")

Bedroom One 4.11m x 3.02m (13'6" x 9'11")

En-suite Shower Room

Bedroom Two 3.18m x 3.02m (10'5" x 9'11")

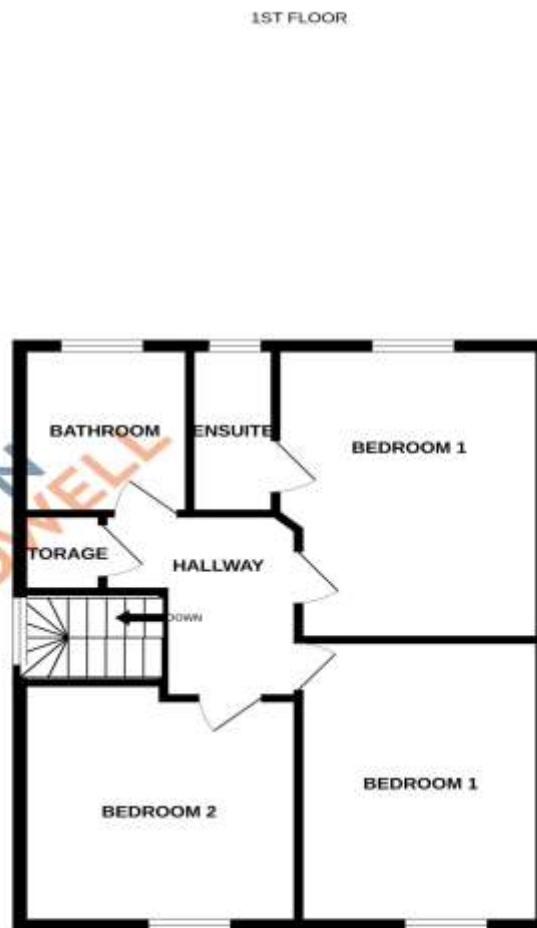
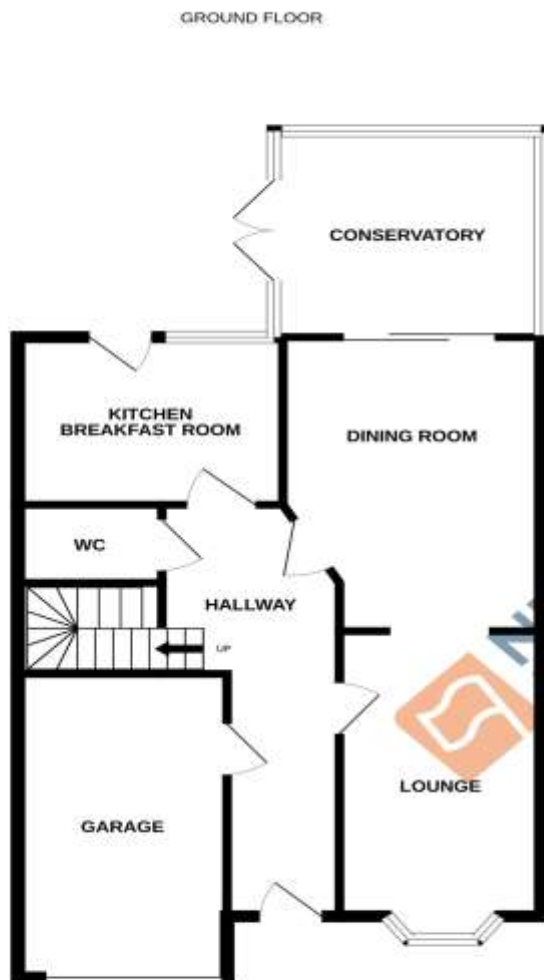
Bedroom Three 3.15m x 2.18m (10'4" x 7'2")

Bathroom

Integral Garage 17'4" x 8'11" (5.3m x 2.7m)







Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, etc. are not intended to be a guarantee and no responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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.