



12 Field Close, Melton Mowbray, LE13 1DS

 **NEWTON FALLOWELL**

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Key Features

- Extended Semi-Detached House
- Three Bedrooms
- Living Room
- Stunning Open Plan Dining Kitchen
- Downstairs Shower Room
- Family Shower Room
- Garage & Driveway
- Popular Residential Area
- EPC Rating C
- Freehold

Guide price £280,000





Situated in a popular residential area, close to the town and train station is this well presented and extended, semi-detached house. Having the benefit of uPVC double glazing and gas central heating, the accommodation comprises in brief, entrance porch, living room, a stunning open plan dining kitchen and a downstairs shower room. On the first floor are three bedrooms and a family shower room. Outside to the front is a block paved driveway providing off-road parking leading to an attached garage, mature shrubs and bushes, and an enclosed rear garden.

Accessed via a double glazed door into the entrance porch and glazed door into the living room with stairs rising to the first floor and window to the front aspect having a fitted blind, coal effect fire with a surround and hearth, exposed beam to the ceiling and double doors opening into a spacious, modern open plan dining kitchen. A stunning light and airy space fitted to a high specification with an array of high gloss wall and base units, complementary work tops, sink and drainer, a huge centre island with a breakfast bar, gas hob and a stainless-steel extractor hood above. There is an eye level double oven, space for appliances, and space to dine, two feature vertical radiators, spotlighting to the ceiling and a large skylight window, a window and door to the side aspect and French doors with full length side windows to the rear garden. Door off to a downstairs shower room which is fully tiled with a white three-piece suite comprising a low flush WC and wash hand basin set in a vanity unit and a walk-in double shower cubicle.



From the living room, stairs rising to the first-floor landing with loft access and doors off to two double and one single bedroom. Both double bedrooms have fitted wardrobes and there is a modern family shower room with a three piece suite comprising a low flush WC, wash hand basin set in a vanity unit and shower cubicle.



Outside to the front is a block paved driveway providing off-road parking leading to an attached garage with an up and over door, power and light and a courtesy door to the rear. The enclosed rear garden has a paved patio seating area; the remainder laid to lawn with timber panel fencing to the boundaries.

Entrance Porch



Living Room 5.04m x 3.91m (16'6" x 12'10")

Open Plan Dining Kitchen 7.9m x 4.84m (25'11" x 15'11")

Downstairs Shower Room



Bedroom One 3.92m x 2.41m (12'11" x 7'11")

Bedroom Two 3.34m x 2.97m (11'0" x 9'8")

Bedroom Three 2.99m x 1.92m (9'10" x 6'4")

Family Shower Room

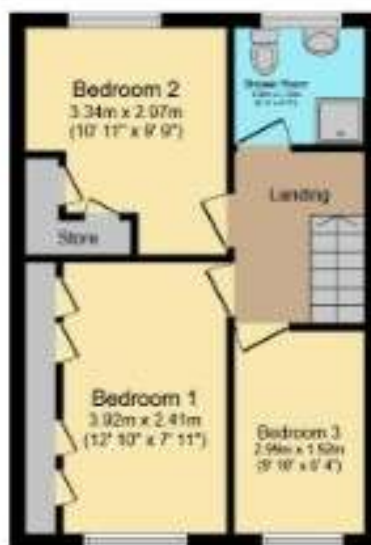
Garage







Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 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: 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.