



47 Wymondham Way, Melton Mowbray, LE13 1HX

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Extended Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility
- Cloakroom WC
- Bathroom & En-suite Shower
- Garage & Off-Road Parking
- Detached Garden Room/Office
- EPC Rating D
- Freehold

Guide price £375,000





Situated in a very popular residential area close to John Ferneley College and Melton Country Park is this extended four bedroom detached family home. Having the benefit of uPVC double glazing and gas central heating, the accommodation comprises in brief, entrance porch, lounge, dining room, kitchen, utility and cloakroom WC. On the first floor are four good sized bedrooms, the main bedroom having an en-suite shower room and a family bathroom. There is an integral garage and off-road parking to the front of the property and an enclosed rear garden having the addition of a timber built garden room/office.

Double glazed front door into the entrance porch and further door into the spacious lounge with a bow window to the front aspect, feature vertical wall radiator, TV point and stairs rising to the first floor. Door through to the kitchen fitted with a contemporary range of wall and base curved units, straight edge worktops, sink and drainer, a Range cooker, dishwasher, fridge freezer and a window to the rear aspect opening through to a dining room with wood laminate flooring, wood burning stove, a window to the rear aspect and bi-folding doors to the side aspect. There is a rear hallway with an under- stair storage cupboard and doors off to a cloakroom WC, a utility room with space and plumbing for a washing machine, tumble dryer and fridge freezer, courtesy door into the garage and a door to the side aspect.

Stairs rising to the first-floor landing from the lounge with doors off to four generous sized bedrooms, an en-suite shower room and a family bathroom.

Outside to the front is a block paved driveway providing off-road parking for three cars leading to the integral garage with an up and over door.





Side gated access to an enclosed Southeast facing rear garden ideal for 'al fresco' entertaining with decked seating areas, a garden shed, wooden pergola, a timber-built garden room having flexible use which could also be used as a home office.

Entrance Porch

Lounge 4.65m x 4.62m (15'4" x 15'2")

Dining Room 3.78m x 2.74m (12'5" x 9'0")



Kitchen/Breakfast Room 4.65m x 3.17m (15'4" x 10'5")

Inner Hall

Cloakroom WC

Utility Room 2.08m x 1.17m (6'10" x 3'10")

Bedroom One 4.67m x 3.61m (15'4" x 11'10")

En-suite Shower Room

Bedroom Two 3.15m x 2.9m (10'4" x 9'6")

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Bedroom Three 3.3m x 2.54m (10'10" x 8'4")

Bedroom Four 2.92m x 2.54m (9'7" x 8'4")

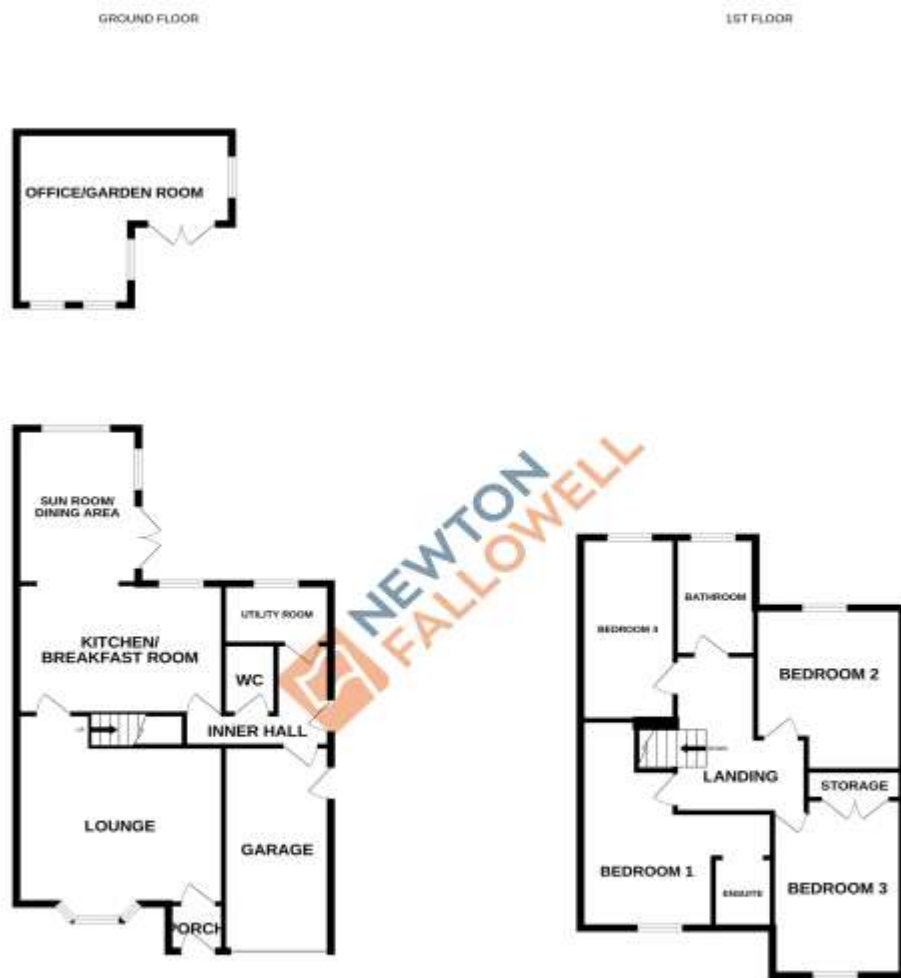
Bathroom

Office / Garden Room 5.21m x 5.3m (17'1" x 17'5")

Integral Garage 5.13m x 2.41m (16'10" x 7'11")







We warrant every effort has been made to ensure the accuracy of the description contained here. Measurements of rooms, windows, doors 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 a guide only. It is not intended to be used as a basis for any prospective purchase. The contents, accuracy and applicability of any plan are not intended and no guarantee is given as to their accuracy or efficiency for any other purpose.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 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: C

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.