



34 Dickens Drive, Melton Mowbray, LE13 1HZ

 **NEWTON FALLOWELL**

 4  1  3

Key Features

- Split Level Detached House
- Four Bedrooms
- Beautifully Presented
- Two Reception Rooms
- Conservatory
- Fitted Kitchen, Utility Room,
- Cloakroom WC
- Garage & Off-Road Parking
- Overlooking open Countryside
- EPC Rating C
- Freehold

Guide price £340,000





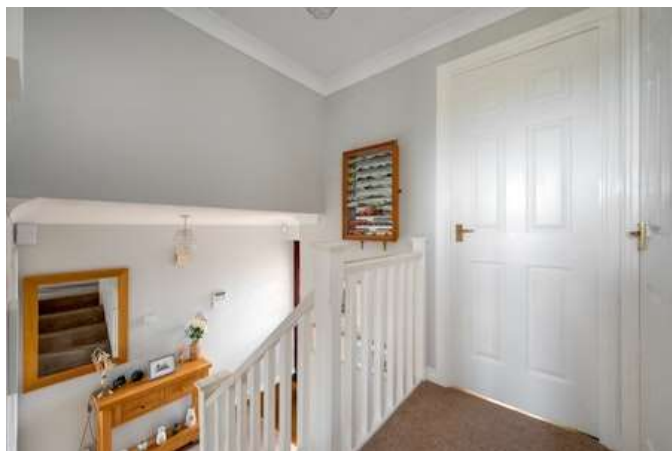
This beautifully presented split level, four bedroom detached house is situated in a popular residential area on the North side of town and backs on to open countryside. Conveniently located for John Ferneley College, the accommodation comprises, entrance hall, cloakroom WC, stairs down to an inner hallway with doors off to a living room, dining room, conservatory, kitchen and utility room. On the first floor are four bedrooms and a family bathroom. Outside to the front is a driveway providing off-road parking leading to an attached garage and side gated access to an enclosed rear garden.

Accessed via the front door into the entrance hall with stairs down to an inner hallway and further stairs up to the first floor. Door off to a cloakroom WC with an obscure window to the rear aspect and a two-piece white suite. The inner hallway has an under-stair storage cupboard and a door off to a spacious living room having a window and a 'walk-in' bay window to the front aspect, TV point and fireplace with a surround and hearth. The dining room has wooden flooring and sliding patio doors into a lovely conservatory with an apex roof, windows on all sides overlooking the rear garden and French doors to the side aspect. From the dining room is a door off to a well fitted kitchen having a range of wall and base Shaker style units, wooden worktops, sink and drainer, tiled splash-backs, integrated eye level double oven and a gas hob, tiled flooring, window to the rear aspect and door through to the utility room with a continuation of the Shaker style base units, sink and drainer, space and plumbing for a washing machine and door to the side aspect. Stairs rising to the first floor landing with doors off to four good sized bedrooms and a family bathroom having a modern three piece white suite comprising a low level WC, wash hand basin set in a vanity unit and bath with an overhead shower and shower screen.





Outside to the front is an area laid to lawn, a driveway providing off-road parking leading to an attached single garage with an up and over door, power and light and a courtesy door leading to the rear garden. The enclosed rear garden is a true delight with the majority laid to lawn, a paved patio seating area, mature shrubs, trees and hedging, a garden shed and open countryside views over the surrounding fields.



Entrance Hall

Cloakroom WC 1.13m x 1.73m (3'8" x 5'8")

Living Room 5.08m x 3.86m (16'8" x 12'8")

Dining Room 2.57m x 3.64m (8'5" x 11'11")

Conservatory 2.8m x 4.2m (9'2" x 13'10")

Kitchen 2.44m x 3.43m (8'0" x 11'4")

Utility Room 2.64m x 1.82m (8'8" x 6'0")

Bedroom One 3.05m x 4.02m (10'0" x 13'2")

Bedroom Two 3.05m x 2.64m (10'0" x 8'8")

Bedroom Three 1.94m x 3.12m (6'5" x 10'2")

Bedroom Four 1.94m x 2.64m (6'5" x 8'8")

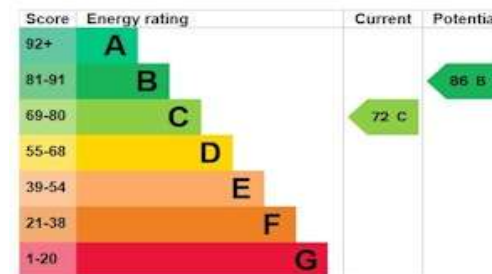
Bathroom 1.94m x 1.97m (6'5" x 6'6")







Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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.
Made with Hectagon 2/2025



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.