



27 Delamare Road, Melton Mowbray, LE13 1PL

 **NEWTON FALLOWELL**

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Key Features

- Extended Detached Family Home
- Five Bedrooms
- Bathroom & Two En-suite
- Self Contained Annexe
- Living Room & Dining Room
- Fitted Kitchen
- Double Garage
- Northeast Facing Rear Garden
- EPC Rating B
- Freehold

OIRO £475,000





This extended, detached family home is deceptively spacious offering versatile accommodation and is situated in a prime cul-de-sac location close to Melton Country Park. There is a self-contained annexe providing flexible use with a living/bedroom, fitted kitchen and a shower room which could be ideal for growing teenagers or elderly relatives. The accommodation comprises in brief, entrance hall, living room, dining room, breakfast kitchen and annexe with stairs rising to four bedrooms, an en-suite shower room and a family bathroom. Outside to the front is a driveway providing ample off-road parking and a detached double garage to the side of the property with gated access to a Northeast facing rear garden.

Accessed via the front door with a storm porch into the entrance hall with stairs rising to the first floor, laminate flooring, storage cupboard and door off to a spacious living room. A dual aspect room with a 'walk-in' box window to the front aspect and sliding patio doors to the rear, fireplace with a surround and hearth and TV point. A separate dining room with a window to the rear and a fitted breakfast kitchen having an array of solid oak wall and base units, roll top work surfaces, sink and drainer, kitchen island with a breakfast bar, a Range cooker with a stainless steel splashback and extractor hood above, dishwasher, tiled floor, a utility area with a sink and drainer, space and plumbing for a washing machine, fridge freezer and wall mounted boiler, window to the rear and door to the side aspect. From the entrance hall is a door off to the self-contained annexe having a generous sized living bedroom with two windows and sliding patio doors to the side and a window to the front aspect. There is a shower room with a three-piece white suite and a kitchen area fitted with white wall and base units, sink and drainer, space and plumbing for a washing machine, fridge and freestanding cooker with a window to the rear aspect.





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

There is a detached double garage with two up and over doors, power and light and gated access to an enclosed rear garden which is mainly laid to lawn with paved patio seating areas, two garden sheds and timber panel fencing to the boundaries. There are solar panels on the front and side aspects.



Entrance Hall

Living Room 7.17m x 3.46m (23'6" x 11'5")

Dining Room 3.28m x 2.97m (10'10" x 9'8")

Breakfast Kitchen 5.58m x 3.31m (18'4" x 10'11")

Annexe Living / Bedroom Five 7.36m x 5.15m (24'1" x 16'11")

Annexe Kitchen 2.56m x 1.23m (8'5" x 4'0")

Annexe Shower Room

Bedroom One 3.57m x 4.23m (11'8" x 13'11")

En-suite Shower Room

Bedroom Two 3.24m x 3.48m (10'7" x 11'5")

Bedroom Three 3.05m x 3.48m (10'0" x 11'5")

Bedroom Four / Dressing Rm 2.2m x 2.82m (7'2" x 9'4")

Family Bathroom







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 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 can be given as to their operability or effectiveness over time.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	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: E

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.