



1 Performance Way, Melton Mowbray, LE13 1FA

 **NEWTON FALLOWELL**

 3  2  1

Key Features

- Modern Semi-Detached House
- Three Bedrooms
- Living Room
- Dining Kitchen
- Cloakroom WC
- Bathroom & En-suite Shower
- Well Tended Rear Garden
- Driveway, Off-Road Parking
- EPC Rating B
- Freehold

Guide price £215,000





Situated in a very popular residential area close to Melton Country Park is this well presented and modern three-bedroom semi-detached house. Having the benefit of gas central heating, uPVC double glazing and neutrally decorated throughout, the accommodation comprises in brief, entrance hall, cloakroom WC, living room, and dining kitchen. On the first floor are three bedrooms, an en-suite shower room and bathroom. Outside to the front is a driveway providing off-road parking for two cars and an enclosed rear garden.

Accessed via the front door into the entrance hall with wood effect flooring, stairs rising to the first floor and door off to a cloakroom WC with a window to the front aspect. A good-sized living room having a window to the front aspect fitted with a venetian blind, a continuation of wood effect flooring, TV point, under stair storage cupboard, and door leading through to the dining kitchen. The kitchen area has a window to the rear aspect and is fitted with a range of wall and base units, straight edge wooden worktops, sink and drainer, integrated oven, electric hob and dishwasher, space and plumbing for a washing machine and fridge/freezer, tiled flooring, spotlighting to the ceiling. There is space to dine with French doors leading to the rear garden. Stairs rising to the first-floor landing with doors off to three bedrooms, an en-suite shower room and a family bathroom fitted with a three-piece modern white suite. The driveway at the front of the property allows off-road parking for two cars and side gated access to a well tended and enclosed rear garden which is set on three tiers having a paved patio, steps up to an area laid with artificial grass, and a further decked seating area with timber panel fencing to the boundaries.





Entrance Hall

Cloakroom WC

Living Room 3.5m x 4.25m (11'6" x 13'11")

Dining Kitchen 4.54m x 2.58m (14'11" x 8'6")

Bedroom One 2.84m x 2.83m (9'4" x 9'4")

En-suite Shower Room 1.55m x 1.69m (5'1" x 5'6")

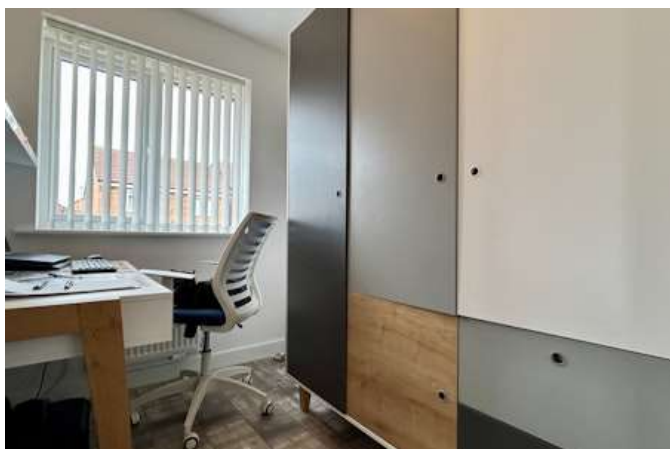
Bedroom Two 2.66m x 2.24m (8'8" x 7'4")

Bedroom Three 1.77m x 2.24m (5'10" x 7'4")

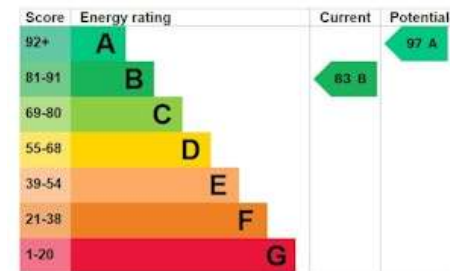
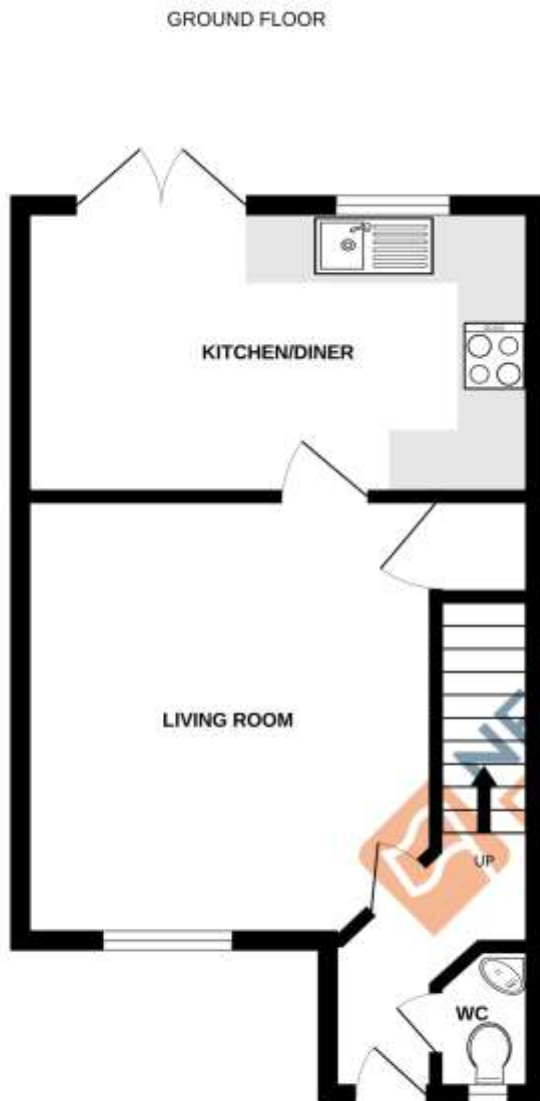
Bathroom 1.72m x 1.75m (5'7" x 5'8")

Services & Miscellaneous

We are advised that there is an annual service charge of approximately £190 per year.







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.