



84 Buttermere Close, Melton Mowbray, LE13 0LT

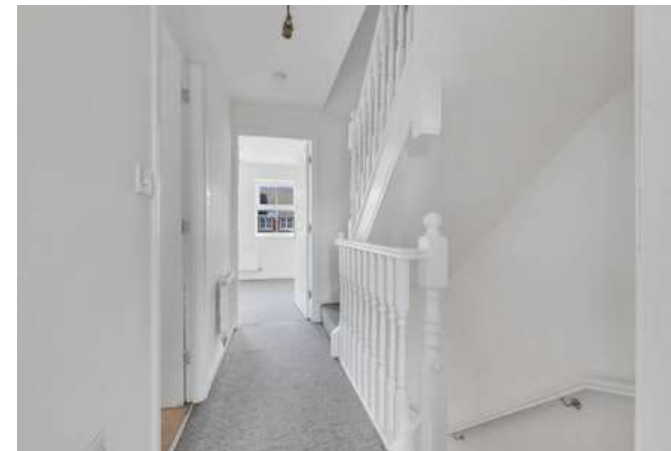
 **NEWTON FALLOWELL**

 3  3  1

Key Features

- Refurbished Three Storey Property
- Main Bedroom Suite with Dressing area and Ensuite
- No Onward Chain
- Three Bedrooms
- Driveway & Garage
- Spacious Lounge Diner
- Low Maintenance Garden
- Downstairs Cloakroom WC
- EPC Rating C
- Freehold

Guide price £230,000





Parking Arrangements: Garage & Driveway
Windows: uPVC Double Glazed
Heating: Gas
Vendors Position: No Onward Chain
Garden Orientation: East Facing
EPC Rating: C
Council Tax Band: D
Total Living Space: Approx 1087 sqft

A stylish and spacious three storey townhouse having been refurbished throughout. This well-presented townhouse has been neutrally decorated and offers versatile living for a growing family. The ground floor features a modern kitchen with breakfast area, handy downstairs cloakroom WC, and a bright lounge opening onto a decked rear garden—perfect for entertaining.

On the first floor are two generous double bedrooms and a contemporary family bathroom. The top floor is dedicated to a stunning master suite, complete with dressing room and private en-suite shower room. Ideally located in Melton Mowbray, close to many local amenities.

At the rear of the property is allocated off-road parking leading to a garage in a block with up and over door, power and light.





Entrance Hall 4.14m x 0.98m (13'7" x 3'2")

WC 1.86m x 0.85m (6'1" x 2'10")

Kitchen Breakfast Room 4.13m x 1.87m (13'6" x 6'1")

Lounge Diner 5.24m x 3.94m (17'2" x 12'11")



Stairs To Landing

Bedroom 2 3.36m x 3.91m (11'0" x 12'10")

Bedroom 3 3.48m x 3.91m (11'5" x 12'10")

Family Bathroom 1.95m x 1.92m (6'5" x 6'4")

Stairs To Main Bedroom Suite



Main Bedroom 3.89m x 3.92m (12'10" x 12'11")

Dressing Area 3.33m x 1.92m (10'11" x 6'4")

Ensuite 1.89m x 1.47m (6'2" x 4'10")







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 as to their operability or efficiency can be given.
Made with Metropix 5.0325

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		

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.