



58 Scalford Road, Melton Mowbray, LE13 1JY

 **NEWTON FALLOWELL**

3 1 3

Key Features

- Spacious Detached Bungalow
- Three Bedrooms
- Living Room & Dining Room
- Fitted Kitchen & Utility
- Conservatory
- Driveway & Off-Road Parking
- Four Piece Bath/Shower Room
- Enclosed Rear Gardens
- EPC Rating C
- Freehold

OIRO £300,000





Parking Arrangements: Garage & Driveway
 Windows: uPVC Double Glazed
 Heating: Gas
 Vendors Position: Buying On
 Garden Orientation: East Facing
 EPC Rating: C
 Council Tax Band: C
 Total Living Space: Approx 1044 sqft

Situated within walking distance of the town centre on the North side of town is this spacious and well-presented detached bungalow. Occupying a good-sized plot with a private driveway off Elgin Drive leading to a detached garage, the accommodation comprises in brief, entrance hall, living room, dining room, conservatory, kitchen and utility room, three bedrooms and a four-piece family bathroom. There are well tended gardens to the front and rear of the property.

Accessed via the front door at the side of the property with a door into the entrance hall, storage cupboard and door leading through to the living room. A good-sized room with windows to the front and side aspects, fireplace with a wooden surround and hearth and TV point. Sliding double wooden doors off to the dining room with wooden flooring and French doors through to the double-glazed conservatory. The kitchen is fitted with a range of wall and base units, roll top work surfaces, sink and drainer, tiled splashbacks, space for appliances, storage cupboard and windows to the front and side aspects. There is a utility area with storage cupboard and space and plumbing for a washing machine. Off the hallway are three good sized bedrooms and a bathroom fitted with a four piece white suite comprising a close coupled WC and wash hand basin set in a vanity unit, bath and a fully tiled 'walk in' double shower cubicle.





There is a private driveway off Elgin Drive providing ample off-road parking leading to a detached garage with an up and over door, power and light and courtesy door to the rear garden. A well tended, enclosed garden with paved patio seating areas to the side and rear of the property, flower borders, an area laid to lawn and timber panel fencing to the boundaries.

Entrance Hall



Living Room 3.07m x 5.14m (10'1" x 16'11")

Dining Room 3.05m x 3.44m (10'0" x 11'4")

Conservatory 3.27m x 2.35m (10'8" x 7'8")

Kitchen 3.94m x 2.47m (12'11" x 8'1")

Utility Room



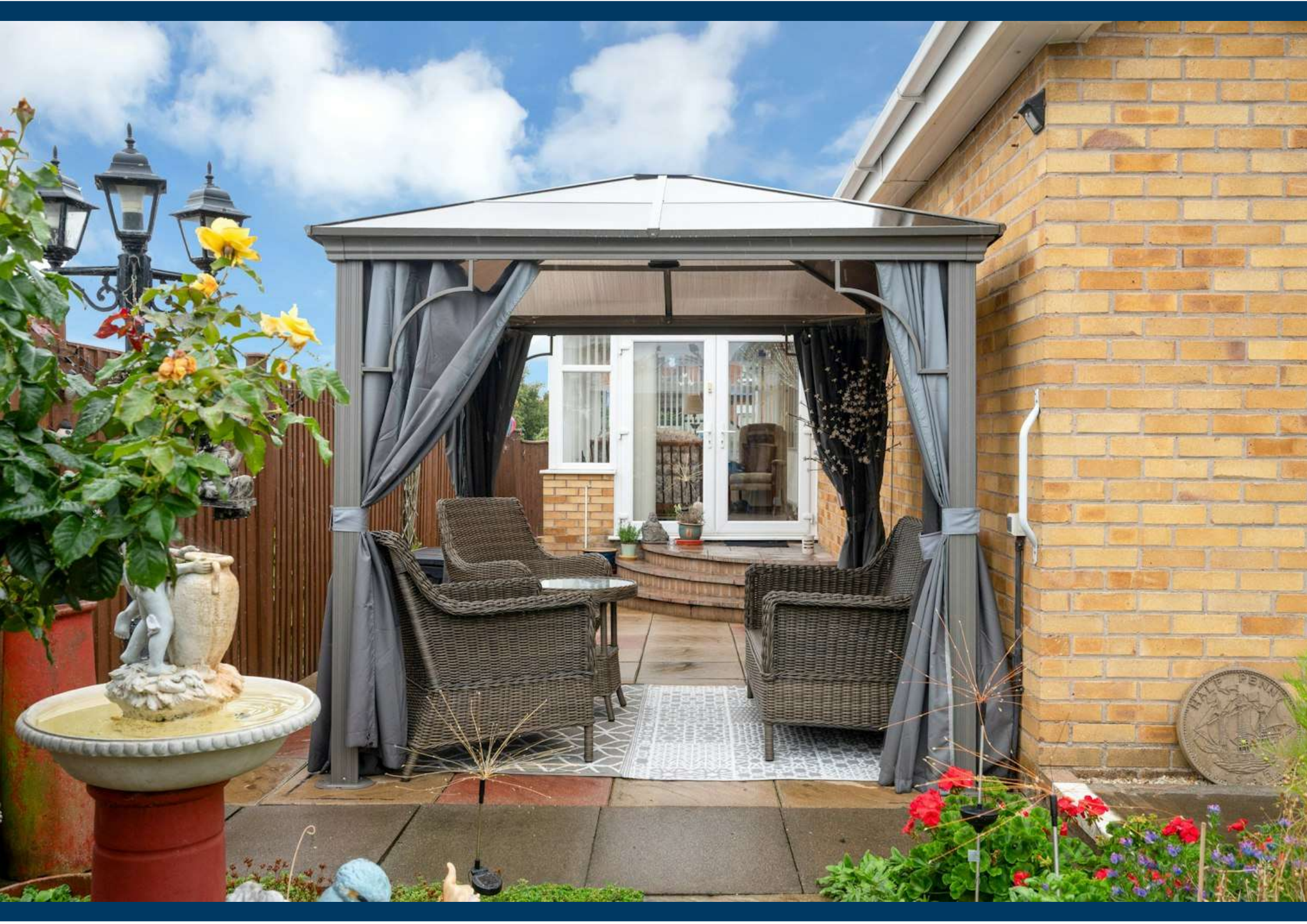
Bedroom One 3.64m x 3.46m (11'11" x 11'5")

Bedroom Two 3.53m x 3.37m (11'7" x 11'1")

Bedroom Three 2.66m x 3.37m (8'8" x 11'1")

Bathroom 1.66m x 3.87m (5'5" x 12'8")





GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 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: 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.