22 Oak Road, Melton Mowbray, LE13 1BD

NEWTON FALLOWELL

3 1 2

Key Features

- Extended Semi-Detached House
- Three Bedrooms
- Cloakroom WC
- Kitchen & Utility Area
- Two Reception Rooms
- Off-Road Parking
- Close to Town Centre
- Large Corner Plot
- EPC Rating D
- Freehold

OIRO £260,000

Parking Arrangements: Driveway
Windows: uPVC Double Glazed
Heating: Gas
Vendors Position: Buying on
Garden Orientation: South Facing
EPC Rating: D
Council Tax Band: B
Total Living Space: Approx 950 sq ft

Occupying a large corner plot in a cul-de-sac location, this extended semi-detached house is just a short walk away from the town centre. Having the benefit of uPVC double glazing, gas central heating and off-road parking, the accommodation comprises in brief, entrance porch, hallway, cloakroom WC, living room, dining room, and an extended breakfast kitchen. On the first floor are three good sized bedrooms and a family bathroom. Outside to the front is a driveway and gated access to a larger than average enclosed rear garden with outbuildings containing a hot tub and an outside office.

Accessed via the front door into the entrance hall with wood laminate flooring, carpeted stairs rising to the first floor and door off to a cloakroom WC with a two-piece suite. Door leading through to the living room with a continuation of the wood laminate flooring, bay window to the front aspect, TV point, spotlighting to the ceiling, opening through to a dining area currently used as a study/office with a door and windows either side leading to a decked patio seating area. The light and airy breakfast kitchen is fitted with a modern range of wall and base units, complementary work tops, sink and drainer, integrated oven and hob with a stainless steel extractor hood above, space and plumbing for a washing machine, tumble dryer and fridge freezer, space to dine, windows on all sides and French doors leading to the rear garden. Stairs rising to the first-floor landing with doors off to three bedrooms and a family bathroom.

Outside to the front is a driveway providing off-road parking and a particular highlight of the property is the larger than average rear garden which is mainly laid to lawn, mature shrubs, bushes and trees with wooden outbuildings at the bottom of the garden containing a hot tub, seating and an outside office/man cave.

Viewings are highly recommended to appreciate the accommodation on offer.

Entrance Porch

Hallway

Living Room 4.4m x 3.65m (14'5" x 12'0")

Dining Room 3.22m x 3.09m (10'7" x 10'1")

Kitchen 4.07m x 1.98m (13'5" x 6'6")

Utility Area

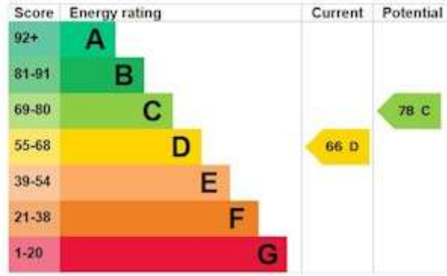
Cloakroom WC

Bedroom One 4.4m x 3.21m (14'5" x 10'6")

Bedroom Two 3.22m x 3.08m (10'7" x 10'1")

Bedroom Three 2.2m x 2.12m (7'2" x 7'0")

Family Bathroom 1.75m x 1.73m (5'8" x 5'8")



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.