



195 Grange Drive, Melton Mowbray, LE13 1EL

 **NEWTON FALLOWELL**

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Key Features

- Extended Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Breakfast Kitchen
- Family Bathroom
- Garage & Driveway
- Enclosed Rear Garden
- EPC Rating U
- Freehold

OIRO £260,000





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

Occupying an elevated corner plot in a popular residential area is this enhanced semi-detached 'chalet' style Wimpey home. The accommodation comprises in brief, entrance porch, hallway, lounge, dining room and an extended breakfast kitchen. On the first floor are three bedrooms and a re-fitted contemporary family shower room. Outside to the front is a driveway providing off-road parking leading to a detached garage and well tended gardens to the front and rear.

Accessed via a double glazed door into the entrance porch having a window to the front aspect, storage cupboard, radiator and door through to the hallway with stairs rising to the first floor and door leading through to a good sized lounge with a double glazed window to the front aspect, a real flame effect fire with a surround and hearth, TV point and opening through to the dining room with double glazed sliding patio doors to the rear garden. A particular highlight is the extended breakfast kitchen, a lovely light and airy room with windows on three sides and two Velux skylights. There is a good range of wall and base units, straight edge wooden work surfaces, sink and drainer, tiled splashbacks, a centre island with drawers and cupboards below, a Rangemaster cooker with a splashback and extractor hood above, space and plumbing for a washing machine and fridge freezer, spotlighting to the ceiling and tiled flooring. Stairs rising to the first-floor landing with doors off to three bedrooms and a fully tiled modern fitted shower room.





Outside to the front is a driveway providing off-road parking leading to a detached garage having an up and over door, power and light. Gated access to a well tended and enclosed rear garden with astro turf and paved patio, a garden shed and fencing to the boundaries.

Viewings are highly recommended to appreciate the 'move in' quality of the accommodation on offer.



Entrance Porch 2.04m x 2.39m (6'8" x 7'10")

Hallway 4.13m x 2.05m (13'6" x 6'8")

Lounge 3.97m x 3.17m (13'0" x 10'5")

Dining Room 2.74m x 3.28m (9'0" x 10'10")

Bedroom One 3.91m x 3.05m (12'10" x 10'0")



Bedroom Two 3.28m x 3.06m (10'10" x 10'0")

Bedroom Three 1.98m x 3.11m (6'6" x 10'2")

Family Bathroom 1.9m x 1.92m (6'2" x 6'4")







Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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.