



46 Craven Street, Melton Mowbray, LE13 0QU

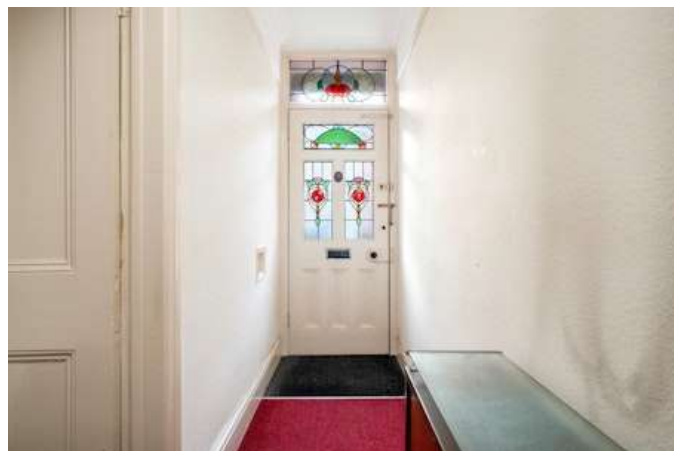
 **NEWTON FALLOWELL**

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Key Features

- Spacious Semi-Detached House
- Four Bedrooms
- In need of updating
- Three Reception Rooms
- Outbuildings & Cellar
- Family Bathroom
- Original Features
- Enclosed Rear Garden
- EPC Rating F
- Freehold

Guide price £265,000





Parking Arrangements: None
 Windows: Original
 Heating: None
 Vendors Position: No Upward Chain
 Garden Orientation: North Facing
 EPC Rating: F
 Council Tax Band: C
 Total Living Space: Approx 1216 sq ft

This spacious Edwardian, semi-detached home marketed for sale with no upward chain is in need of updating but offers great potential to any investor buyer. The accommodation comprises in brief, entrance hall, living room, sitting room, dining room, kitchen and cellar with stairs rising to the first-floor landing and doors off to four bedrooms and a family bathroom. There are outbuildings at the rear of the property and a WC. To the front is a brick wall and hedging with two wrought iron gates giving pedestrian access to the front door and the enclosed rear garden.

Accessed via the front door with original stained glass lead panels into the entrance hall with stairs rising to the first floor and further stairs leading to a basement cellar. The living room has a bay window to the front aspect, a feature 'art deco' fireplace, coving and picture rail, and the sitting room has French doors leading to the rear garden, a feature brick fireplace, coving and picture rail. There is a further reception room with a window and door to the side aspect and door off to the kitchen area with shelving, sink and drainer, freestanding cooker, space and plumbing for a washing machine with a window and door to the side aspect. Stairs rising to the first-floor landing with a wooden balustrade and doors off to four bedrooms and a bathroom with a three-piece white suite. There is an outside WC and two outbuildings and a well tended and enclosed rear garden with mature shrubs and bushes, areas laid to lawn and brick wall boundary.





Entrance Hall

Living Room

Sitting Room

Dining Room

Kitchen

Cellar

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom







TOTAL FLOOR AREA: 1477 sq ft (137.2 sq m) approx.

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 is to their operation or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

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.