



50 Winster Crescent, Melton Mowbray, LE13 0EP

 **NEWTON FALLOWELL**

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Key Features

- Extended Semi-Detached Home
- Three Bedrooms
- Cloakroom WC
- Lounge & Conservatory
- Dining Kitchen
- Bathroom & En-suite Shower
- Integral Garage
- Enclosed Rear Garden
- EPC Rating D
- Freehold

Offers over £240,000





Parking Arrangements: Integral Garage & Driveway
 Windows: uPVC Double Glazed
 Heating: Gas
 Vendors Position: Buying on
 Garden Orientation: East Facing
 EPC Rating: D
 Council Tax Band: B
 Total Living Space: Approx 1151 sqft

Situated in a popular residential area on the South side of Melton Mowbray close to many local amenities is this extended and well presented semi-detached family home. Having the benefit of uPVC double glazing, gas central heating, and neutrally decorated throughout, the accommodation comprises in brief, entrance hall, living room, re-fitted dining kitchen, conservatory and cloakroom WC. On the first floor are three good sized bedrooms, and a family bathroom, the main bedroom having an en-suite shower room and dressing room. There is a substantial gravelled driveway providing off-road parking leading to an integral garage with an up and over door, power and light, courtesy door leading to the dining kitchen, outside lighting and an enclosed rear garden.



Accessed via the front door into the entrance porch and door through to the living room with a window to the front aspect, an electric fire with surround and hearth, TV point, stairs rising to the first floor and door through to the extended dining kitchen. Fitted with a good range of wall and base units, complementary worktops, sink and drainer, tiled splashbacks, integrated oven and hob with a stainless steel extractor hood above, space for appliances, tiled flooring, window and door to the rear aspect, space to dine with bi-folding doors leading into the double glazed conservatory with windows overlooking the rear garden, apex roof, ceiling fan, underfloor heating and French doors opening on to a decked area.



From the kitchen is a door leading to a cloakroom WC with a two-piece suite and further courtesy door to the integral garage. Stairs rising to the first-floor landing with access to an insulated loft and doors off to three good sized bedrooms and a family bathroom. The main bedroom has an en-suite shower room and dressing room/walk-in wardrobe. The rear garden is mainly laid to lawn with a wooden shed, decked seating area, outside tap and courtesy lighting with timber panel fencing to the boundaries.

Entrance Hall Cloakroom WC



Living Room 19'2" x 14'0" (5.8m x 4.3m)

Conservatory 11'0" x 8'0" (3.4m x 2.4m)

Dining Kitchen 21'4" x 8'6" (6.5m x 2.6m)

Bedroom One 13'9" x 10'7" (4.2m x 3.2m)



En-suite & Dressing Room

Bedroom Two 11'7" x 7'8" (3.5m x 2.3m)

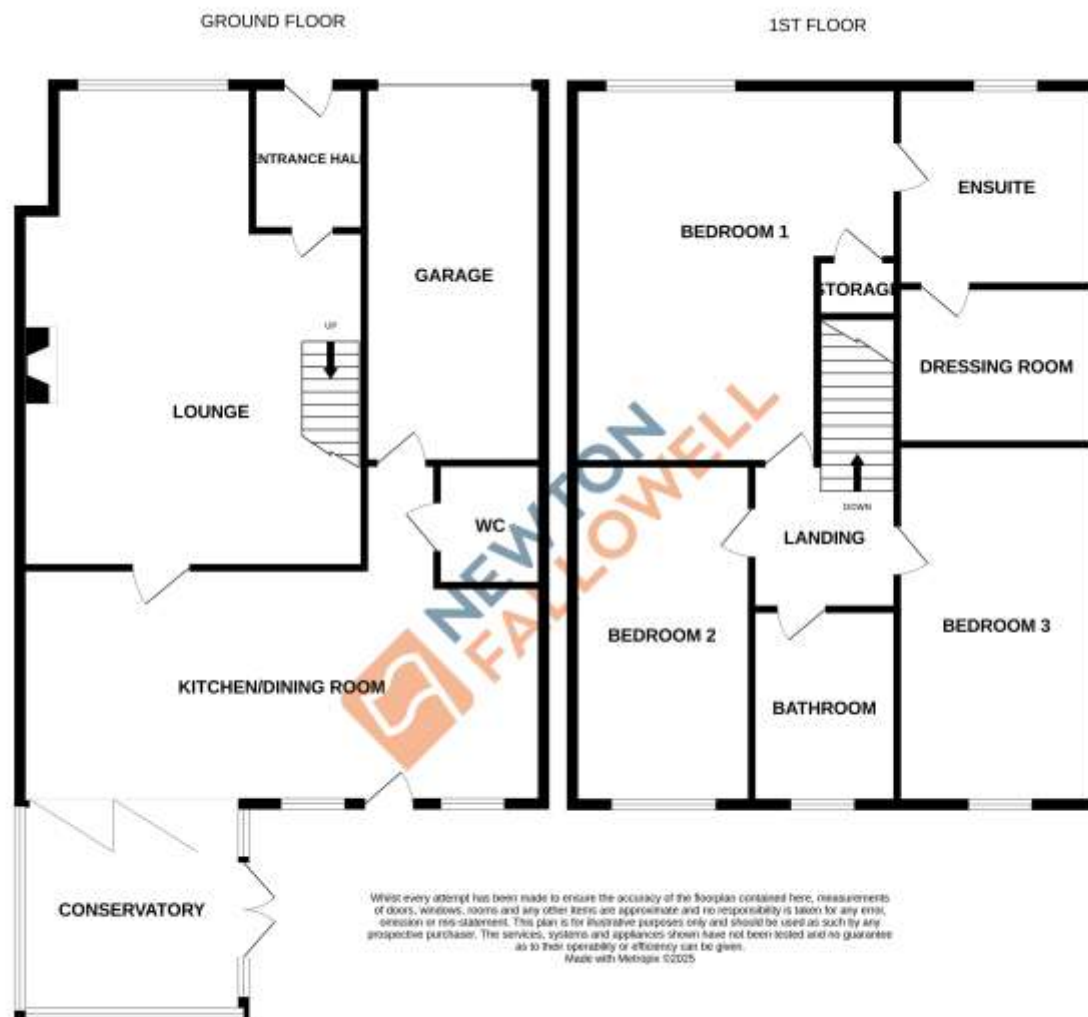
Bedroom Three 11'5" x 6'9" (3.5m x 2.1m)

Bathroom 6'5" x 5'9" (2m x 1.8m)

Integral Garage 16'2" x 6'6" (4.9m x 2m)







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.