



20 Lancers Drive, Melton Mowbray, LE13 0SY

 **NEWTON FALLOWELL**



Key Features

- 50% Shared Ownership
- Well Presented Terrace House
- Two Bedrooms
- Living / Dining Room
- Fitted Kitchen
- Cloakroom WC
- Bathroom
- Allocated Parking
- EPC Rating C
- Leasehold

OIRO £85,000





Parking Arrangements: Allocated Parking
 Windows: uPVC Double Glazed
 Heating: Gas
 Vendors Position: No Upward Chain
 Garden Orientation: North Facing
 EPC Rating: C
 Council Tax Band: A
 Total Living Space: Approx 592 sq ft

This modern, two bedroom mid-terrace house is for sale on a 50% shared ownership basis with no upward chain, and offers a rare opportunity for the first time buyer. Situated on the North side of Melton Mowbray in a quiet cul-de-sac, the accommodation comprises in brief, entrance hall, cloakroom WC, living/dining room and fitted kitchen. On the first floor are two good sized bedrooms and a bathroom. Outside to the front is allocated parking for two cars and an enclosed rear garden.

Accessed via the front door with a storm porch into the entrance hall with a door off to a cloakroom WC having a two-piece suite comprising a low flush WC and wash hand basin and stairs rising to the first floor. A good-sized living/dining room with sliding patio doors leading to the rear garden, TV point and an under-stair storage cupboard. The kitchen is fitted with a range of wall and base units, sink and drainer, tiled splashbacks, integrated oven and gas hob, space and plumbing for a washing machine and fridge freezer and a window to the front aspect. Stairs rising to the first-floor landing with doors off to two good sized bedrooms and a family bathroom having a three-piece white suite comprising a low flush WC, wash hand basin and bath with an overhead shower and tiled splashbacks.

There is allocated parking at the front of the property for two cars and an enclosed rear garden with the majority laid to lawn, a gravelled seating area, garden shed, timber panel fencing to the boundaries and gated access at the rear.

Entrance Hall

Cloakroom WC

Living/Dining Room 13'11" x 13'11" (4.2m x 4.2m)

Kitchen 8'6" x 6'5" (2.6m x 2m)

Bedroom One 13'0" x 11'5" (4m x 3.5m)

Bedroom Two 11'0" x 7'2" (3.4m x 2.2m)

Bathroom



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.
Made with Metropix ©2025

1ST FLOOR



The graph shows this property's current and potential energy rating.

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: A

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.