



9 Horse Field View, Melton Mowbray, LE13 0TF

 **NEWTON FALLOWELL**

2 1 1

Key Features

- Well Presented Mid Terrace House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- White Bathroom Suite
- Enclosed Rear Garden
- Ideal First Time Buyer
- EPC Rating C
- Freehold

£175,000





Parking Arrangements: Off-Road Parking
 Windows: uPVC Double Glazed
 Heating: Gas
 Vendors Position: No Upward Chain
 Garden Orientation: South Facing
 EPC Rating: C
 Council Tax Band: B
 Total Living Space: Approx 592 sqft

Offered for sale with no upward chain is this modern mid-terrace home, neutrally decorated throughout, and having the benefit of gas central heating and uPVC double glazing. The property is an ideal opportunity for the first time buyer or investor and comprises in brief, living room and fitted kitchen with stairs rising to two bedrooms and a family bathroom. Set back from the road with an area laid to lawn and an enclosed South facing rear garden.

Accessed via a double-glazed front door with storm porch and outside storage cupboard into the living room with a window to the front aspect, wood laminate flooring, storage cupboard, stairs rising to the first floor and door leading through to the kitchen. Fitted with a good range of wall and base units, roll top work surfaces, sink and drainer, integrated oven and hob with a stainless-steel extractor hood above, space and plumbing for a washing machine, freestanding fridge freezer, window and door to the rear aspect. Stairs rising from the living room to the first-floor landing with doors off to two bedrooms and a family bathroom fitted with a three-piece white suite comprising a low flush WC, wash hand basin and bath with an overhead shower and shower screen.

The enclosed South facing rear garden is designed for low maintenance with the majority paved and gravelled, a garden shed and timber panel fencing to the boundaries.

Living Room 5.14m x 3.87m (16'11" x 12'8")

Kitchen 2.41m x 3.87m (7'11" x 12'8")

Bedroom One 3.63m x 2.91m (11'11" x 9'6")

Bedroom Two 3.93m x 2.04m (12'11" x 6'8")

Bathroom 2.55m x 1.83m (8'5" x 6'0")



TOTAL FLOOR AREA: 509 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-match. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	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.