



81 Beaufighter Crescent, Melton Mowbray, LE13 0XH

 **NEWTON FALLOWELL**



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## Key Features

- Modern Semi-Detached Home
- Three Bedrooms
- Cloakroom WC
- Dining Kitchen
- Living Room
- Bathroom & En-suite Shower
- Allocated Parking
- Enclosed Rear Garden
- EPC Rating B
- Freehold

OIRO £260,000





Parking Arrangements: Allocated Off-Road Parking  
 Windows: Double Glazed  
 Heating: Gas Central Heating  
 Vendors Position: Buying On  
 Garden Orientation:  
 EPC Rating: B  
 Council Tax Band: C  
 Total Living Space: Approx 829 sq ft

Situated on the edge of Melton Mowbray in the popular Kings Meadow development is this well presented and energy efficient semi-detached home having an abundance of kerb appeal. The current Vendors have added new plug sockets, light switches, blinds to all windows, a decked seating area in the rear garden, and neutrally decorated throughout. The accommodation comprises in brief, entrance hall, cloakroom WC, living room and dining kitchen. On the first floor are three bedrooms, an en-suite shower room and a family bathroom. There is allocated parking to the front of the property and a covered 'lean-to' passageway giving access to an enclosed rear garden.

The double-glazed front door gives access to the hallway with a door off to a cloakroom WC and further door into a good-sized living room. There are windows to the front and side aspects with fitted blinds, TV point and stairs rising to the first floor landing. Door through a dining kitchen fitted with a range of wall and base units, straight edge wooden worktops, sink and drainer, integrated oven and hob with a stainless steel extractor hood above, space and plumbing for a washing machine, dishwasher, and fridge freezer, under stair storage cupboard, parquet style flooring, space to dine with a feature hanging light fitting, a window to the rear and French doors leading to the rear garden.







Stairs rising to the first floor landing with loft access and doors off to three bedrooms, the main bedroom having an en-suite shower room and a family bathroom with a white three piece suite comprising a low flush WC, wash hand basin and bath.

There is allocated parking to the front of the property and side gated access to a useful, covered 'lean-to' passageway leading to the rear garden which is enclosed with a decked seating area and the majority is laid to lawn with timber panel fencing to the boundaries.



Entrance Hall      Cloakroom WC

Living Room 4.94m x 4.58m (16'2" x 15'0")

Dining Kitchen 3.16m x 4.58m (10'5" x 15'0")

Bedroom One 4.18m x 2.58m (13'8" x 8'6")



En-suite Shower Room

Bedroom Two 3.09m x 2.58m (10'1" x 8'6")

Bedroom Three 2.63m x 1.9m (8'7" x 6'2")

Bathroom



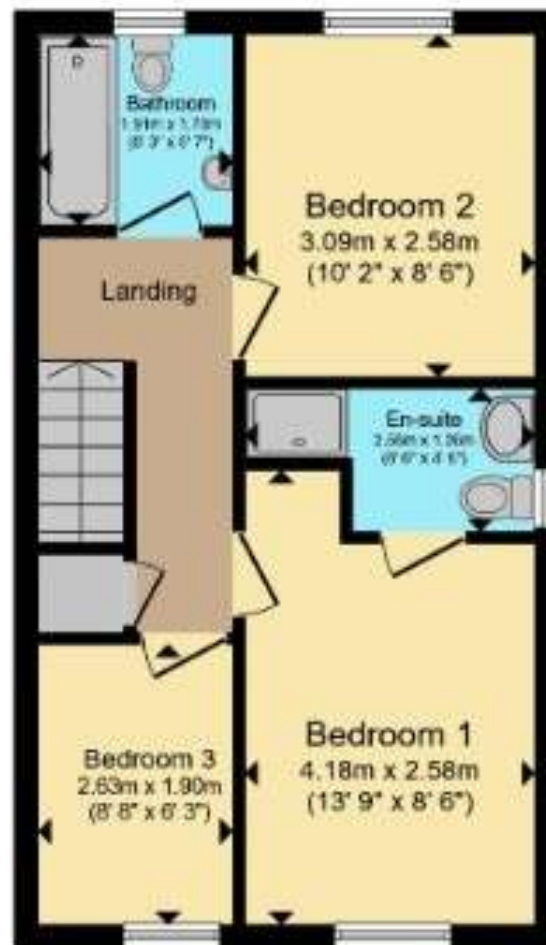








**Ground Floor**



**First Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy ratings

#### 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.