



85 Wymondham Way, Melton Mowbray, LE13 1HP

 **NEWTON FALLOWELL**

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Key Features

- Well Presented Detached House
- Three Bedrooms
- No Upward Chain
- Living, Dining Room
- Re-fitted Kitchen
- Re-fitted Shower Room
- Garage & Driveway
- Backs on to Melton Country Park
- EPC Rating C
- Freehold

£240,000





Parking Arrangements: Garage & Driveway
 Windows: Double Glazed
 Heating: Gas Central Heating
 Vendors Position: No Upward Chain
 Garden Orientation: North Facing Rear
 EPC Rating: C
 Council Tax Band: B
 Total Living Space: Approx 797 sq ft

Offered for sale with no upward chain is this well presented three-bedroom semi-detached house. Situated in a sought-after residential area on the North side of Melton Mowbray, convenient for John Ferneley College, Brownlow Primary School and the rear garden backs directly on to the Country Park which provides 140 acres of open green space, nature trails and lake. The accommodation comprises in brief, entrance porch, open plan living, dining room, and fitted kitchen. On the first floor are three good sized bedrooms and a contemporary, re-fitted shower room. There is a driveway providing off-road parking leading to a garage and an enclosed rear garden.

Accessed via a double-glazed front door into the entrance porch and door into the open plan, dual aspect living, dining room. Having a window to the front aspect and French doors leading to the rear garden, radiator, TV point, real flame coal effect gas fire with a wooden surround and hearth, wood laminate flooring, space to dine and stairs rising to the first floor. The kitchen is fitted with a good range of wall and base units, complementary work tops, sink and drainer, tiled splashbacks, integrated double oven, grill and gas hob with a stainless steel extractor hood above, space and plumbing for a washing machine and fridge freezer, a wall mounted 'Baxi' central heating boiler, window and door to the rear aspect. Stairs rising to the first-floor landing with doors off to three good sized bedrooms, the main bedroom having access to an insulated loft.





The fully tiled shower room has been re-fitted with a low flush WC and wash hand basin set in a vanity unit with cupboards below and a walk-in double shower cubicle, heated towel rail, ceiling downlights, extractor fan and airing cupboard housing the hot water cylinder.

Outside to the front is an area laid to lawn, driveway providing off-road parking with courtesy lighting leading to the garage with up and over door, power and light. Side gated access to a well-established rear garden with an array of mature shrubs, trees and bushes, patio, outside tap, courtesy lighting, the majority laid to lawn with a pergola and decked seating area at the rear.

Viewings are highly recommended to appreciate the well-presented accommodation and the position of the property.

Entrance Porch

Living Room 13'7" x 10'8" (4.1m x 3.3m)

Dining Area 9'5" x 8'4" (2.9m x 2.5m)

Kitchen 9'3" x 8'0" (2.8m x 2.4m)

Bedroom One 11'7" x 10'4" (3.5m x 3.1m)

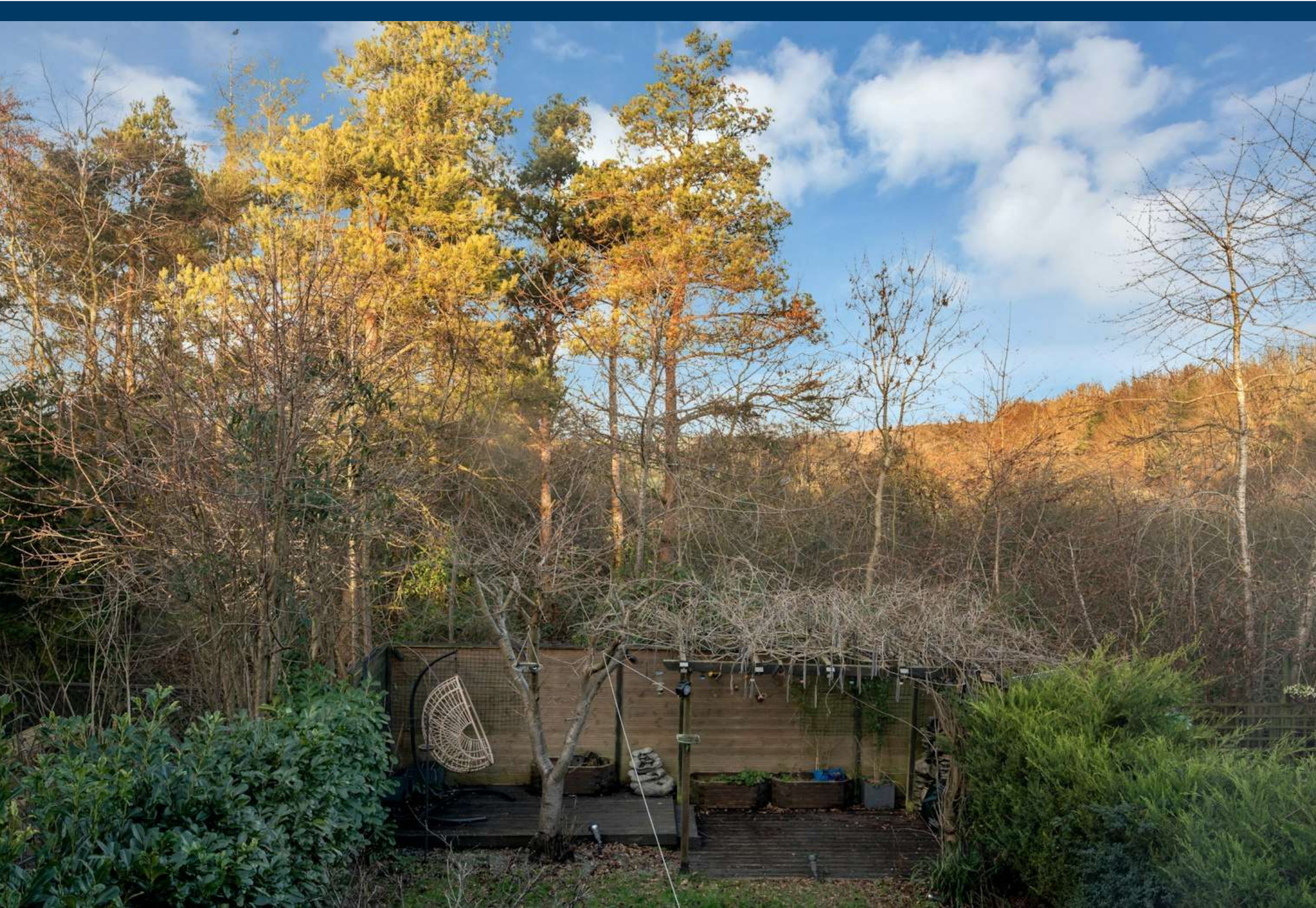
Bedroom Two 10'4" x 10'3" (3.1m x 3.1m)

Bedroom Three 8'4" x 7'3" (2.5m x 2.2m)

Shower Room 8'4" x 8'2" (2.5m x 2.5m)

Garage 16'7" x 8'0" (5.1m x 2.4m)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 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.