



90 Alderman Road, Melton Mowbray, LE13 0UW

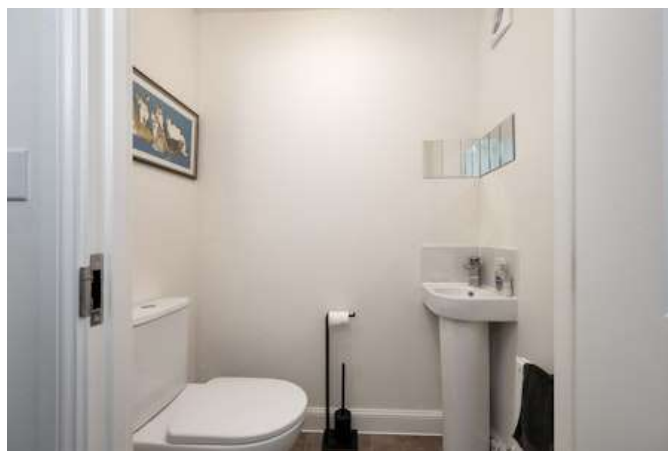
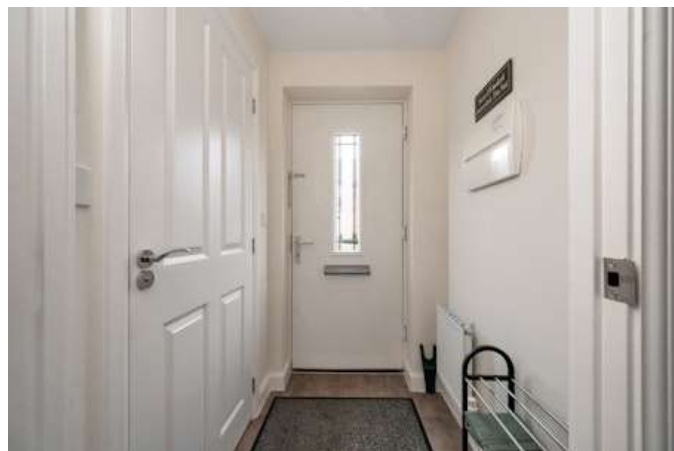
 **NEWTON FALLOWELL**

 3  2  1

Key Features

- Modern Semi-Detached House
- Three Bedrooms
- Cloakroom WC
- Living Room
- Fitted Dining Kitchen
- Bathroom & En-suite Shower
- Driveway, Off-Road Parking
- Popular Residential Area
- EPC Rating B
- Freehold

£265,000





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

This superb, modern, semi-detached house built by Barratt Homes on the Kings Meadow development has been neutrally decorated throughout and comprises in brief, entrance hall, cloakroom WC, living room and dining kitchen on the ground floor. Stairs rising to three bedrooms, the main bedroom having an en-suite shower and a family bathroom. There is a driveway providing off-road parking and gated access to an enclosed rear garden.

Accessed via a double-glazed front door into the entrance hallway with wood laminate flooring and a door off to a cloakroom WC. Further door leading into a good sized living room with a window to the front aspect and one to the side, stairs rising to the first floor and door off to a modern dining kitchen fitted with a good range of wall and base units, sink and drainer, straight edge wooden worktops and splashbacks, integrated appliances to include an electric oven with a gas hob and stainless steel extractor hood above, space and plumbing for a washing machine and fridge freezer, space to dine, window and French doors to the rear aspect. Stairs rising to the first floor landing with loft access and doors off to three bedrooms, an en-suite shower room and a family bathroom having a contemporary three piece white suite comprising a low flush WC, wash hand basin and bath with an overhead shower and shower screen.





Outside to the front is a driveway providing off-road parking and gated access to an enclosed rear garden having a paved patio seating area and the remainder laid to lawn with fencing to the boundary.

Entrance Porch



Cloakroom WC



Living Room 4.98m x 3.63m (16'4" x 11'11")

Dining Kitchen 3.18m x 4.58m (10'5" x 15'0")

Bedroom One 4.26m x 2.58m (14'0" x 8'6")

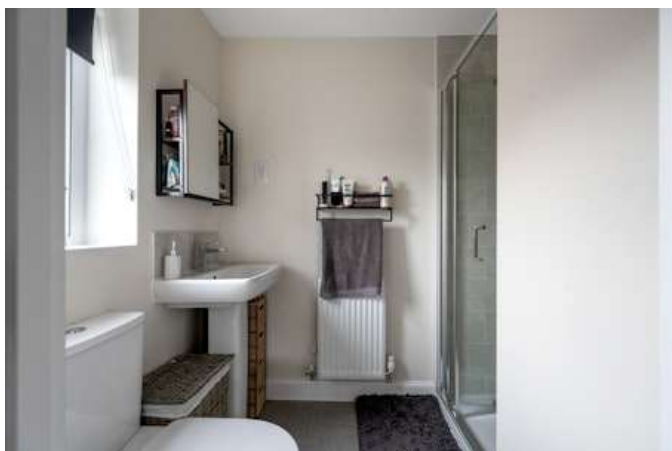
En-suite Shower



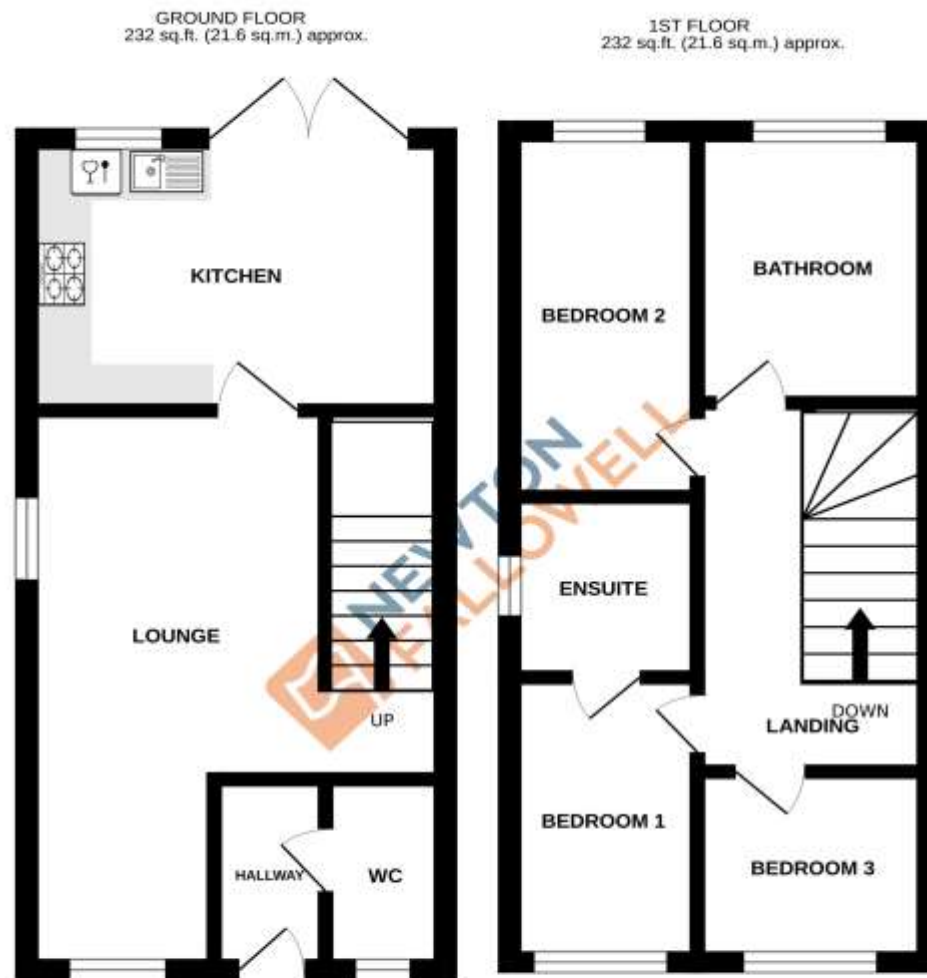
Bedroom Two 3.16m x 2.6m (10'5" x 8'6")

Bedroom Three 1.93m x 2.69m (6'4" x 8'10")

Bathroom







TOTAL FLOOR AREA: 465 sq.ft. (43.2 sq.m.) approx.

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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.