



20 Squirrel Crescent, Melton Mowbray, LE13 0GT





Key Features

- Modern Semi-Detached Home
- Two Double Bedrooms
- Light & Airy Living Room
- Fitted Kitchen & Dining Room
- Three Piece Family Bathroom
- Enclosed Rear Garden
- Side by Side Off-Road Parking
- Ideal First Home or Investment Opportunity
- EPC Rating B
- Freehold

£220,000





A beautifully presented semi-detached home situated in a popular residential area on the outskirts of Melton Mowbray. Offering an ideal opportunity for the first-time/investment buyer, the property boasts a spacious kitchen and dining room, a light & airy living area, two double bedrooms and a modern bathroom. Positioned on a generous plot along a quiet cul-de-sac the property uniquely offers a private driveway with two side-by-side parking spaces and a larger than average private rear garden. Internal viewings are strongly recommended at the earliest opportunity.



Accessed via a double-glazed door into a good-sized living area with windows to the front and side aspects, wood effect vinyl flooring and doors leading through to the dining kitchen and downstairs WC with a two-piece white suite. The kitchen dining room is fitted with a range of gloss wall and base units, complementary square edge work surfaces, sink and drainer, integrated oven and gas hob with a stainless-steel splashback and extractor hood above along with space and plumbing for a washing machine. French doors open out to the private rear garden. On the first floor are two good-sized double 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 shower screen, and contemporary tiling to walls and vinyl flooring. To the side of the property is a private driveway providing side-by-side parking for two cars and gated access to an enclosed rear garden with a paved patio, garden shed, an area laid to lawn with a decked seating area at the rear and timber panel fencing to the boundaries.



The property is situated on the South side of Melton Mowbray with easy access to Leicester and the A46. Melton Mowbray is a thriving market town offering local shopping and schooling facilities. The railway station is linked with the Leicester/Peterborough/Stansted line and excellent intercity services to London are available from Grantham and Leicester, (approximately one hour).

Living Room 4.29m x 3.91m (14'1" x 12'10")

Inner Hall 0.00m x 0.00m (0'0" x 0'0")

Downstairs WC 0.00m x 0.00m (0'0" x 0'0")

Kitchen & Dining Room 4.29m x 2.49m (14'1" x 8'2")

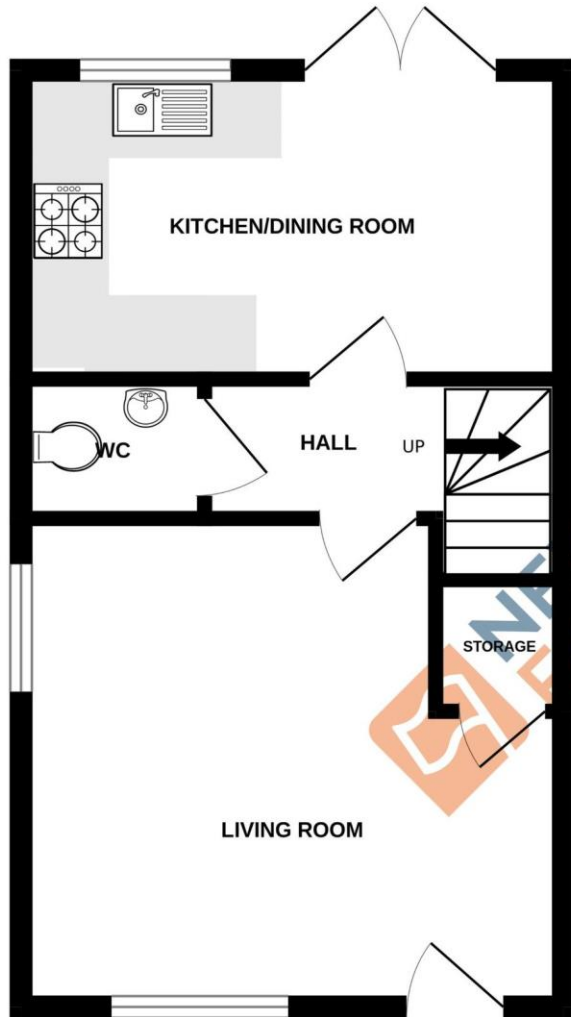
First Floor Landing 0.00m x 0.00m (0'0" x 0'0")

Bedroom One 4.29m x 2.90m (14'1" x 9'6")

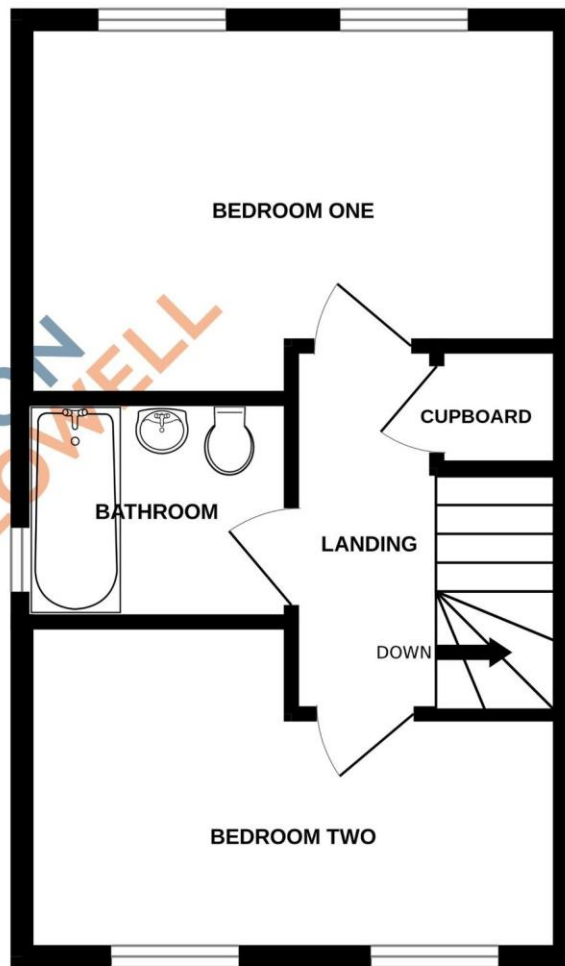
Bedroom Two 4.29m x 2.69m (14'1" x 8'10")

Family Bathroom 1.97m x 1.62m (6'6" x 5'4")

GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.

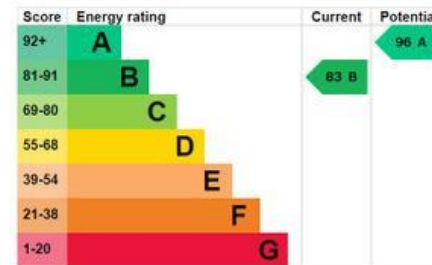


1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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 as to their operability or efficiency can be given.
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The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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 £55 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.