



23 Church Street, Scalford, LE14 4DL

 **NEWTON FALLOWELL**





## Key Features

- Detached Bungalow
- Two Double Bedrooms
- Living Room
- Dining Kitchen
- Sunroom
- Shower Room
- Separate WC
- Detached Garage
- EPC Rating E
- Freehold

£375,000







Situated in a most desirable rural village approximately two miles from Melton Mowbray is this detached bungalow. Set back from the road and occupying a generous sized plot with accommodation comprising, sunroom, inner hallway, living room, dining kitchen, two bedrooms, a shower room and separate WC. There is a detached garage and driveway providing ample off-road parking and lawned gardens to the front and back.

Accessed via a double-glazed door into the sunroom with French doors to the front aspect and door leading to the inner hallway. Door off to the light and airy living room with three windows to the front, side and rear aspects, a stone fireplace, and wood parquet flooring. The dining kitchen has an array of wooden wall and base units, roll top work surfaces, sink and drainer, integrated eye level double oven, four ring hob, space and plumbing for a washing machine and appliances, wood laminate flooring, spotlighting to the ceiling, door off to a pantry and door leading to the rear garden. There are two good sized bedrooms, both having fitted wardrobes, a shower room with a two-piece suite comprising a wash hand basin set in a vanity unit, a double shower cubicle and a separate WC.



The driveway provides ample off-road parking leading to a detached garage and the front garden is laid to lawn with mature shrubs and bushes and hedging to the boundaries.



Sunroom 4.17m x 2.60m (13'8" x 8'6")

Living Room 4.15m x 5.35m (13'7" x 17'7")



Dining Kitchen 4.67m x 4.22m (15'4" x 13'10")

Bedroom One 3.65m x 4.23m (12'0" x 13'11")

Bedroom Two 3.65m x 3.30m (12'0" x 10'10")

Shower Room

Separate WC

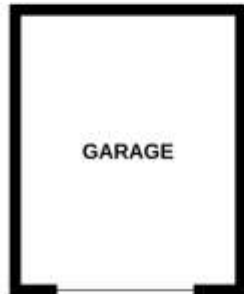








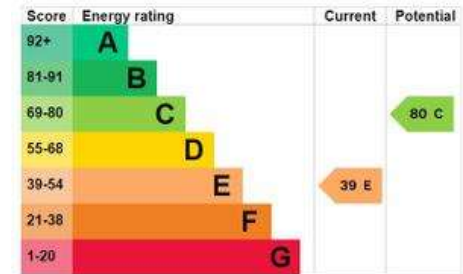
## GROUND FLOOR



GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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.

### COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council  
Council Tax Band: E

### 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.