



36 Redbrook Crescent, Melton Mowbray, LE13 0EU

 **NEWTON FALLOWELL**

 4  1  2

Key Features

- Extended Detached Family Home
- Four Bedrooms
- Living Room & Study
- Dining Kitchen
- Cloakroom WC
- Family Shower Room
- Double Tandem Garage
- Enclosed Rear Garden
- EPC Rating C
- Freehold

OIRO £375,000





Parking Arrangements: Garage & Driveway
 Windows: uPVC Double Glazed
 Heating: Gas
 Vendors Position: Buying On
 Garden Orientation: Facing
 EPC Rating: C
 Council Tax Band: C
 Total Living Space: Approx 1280 sq ft

Situated in a popular residential area close to many local amenities is this extended four-bedroom detached family home. Having the benefit of uPVC double glazing, gas central heating and a double tandem garage, the accommodation comprises in brief, entrance hall, cloakroom WC, living room, study/office and a spacious dining kitchen. On the first floor are four good sized bedrooms and a re-fitted shower room. Outside to the front is a block paved driveway providing ample off-road parking leading to a detached tandem garage and gated access to an enclosed rear garden.

Accessed via a double-glazed front door into the entrance hall with a door off to a cloakroom WC having a window to the front aspect and two-piece suite comprising a low flush WC and wash hand basin. The living room has a window to the front aspect, fireplace with a coal effect gas fire, surround and hearth, TV point and glazed double doors opening into a study/office. Archway through to the extended dining kitchen with a window and door to the rear aspect, a good range of white wall and base units, roll top work surfaces, sink and drainer, cupboard housing the gas central heating boiler, a Range cooker with an extractor hood above, space and plumbing for appliances, wooden flooring and space to dine. Stairs rising to the first-floor landing with an airing cupboard, access to the loft space and doors off to four good sized bedrooms and a re-fitted family shower room having a three piece





white suite comprising a low flush WC and wash hand basin set in a vanity unit, and a fully tiled 'walk-in' double shower cubicle with a waterfall shower head and riser, heated towel rail and an obscure window to the side aspect.

The enclosed rear garden has paved patio seating areas, the majority laid to lawn and timber panel fencing to the boundaries.

Entrance Hall Cloakroom WC



Living Room 13'4" x 13'11" (4.1m x 4.2m)

Study 7'7" x 13'8" (2.3m x 4.2m)

Dining Kitchen 11'8" x 20'0" (3.6m x 6.1m)

Bedroom One 11'9" x 12'4" (3.6m x 3.8m)

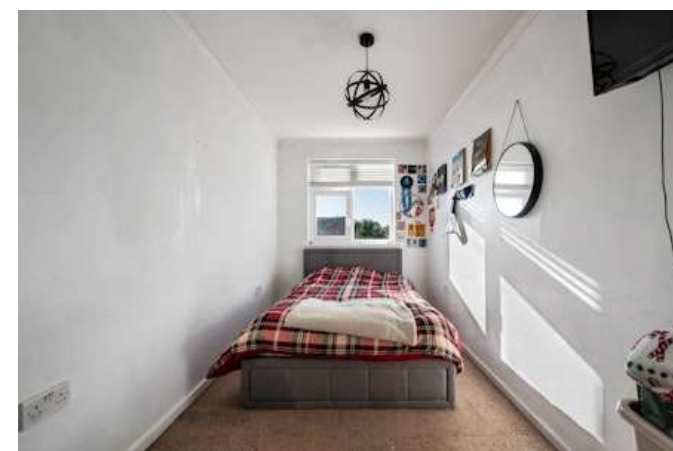
Bedroom Two 10'10" x 8'11" (3.3m x 2.7m)

Bedroom Three 10'11" x 12'1" (3.3m x 3.7m)

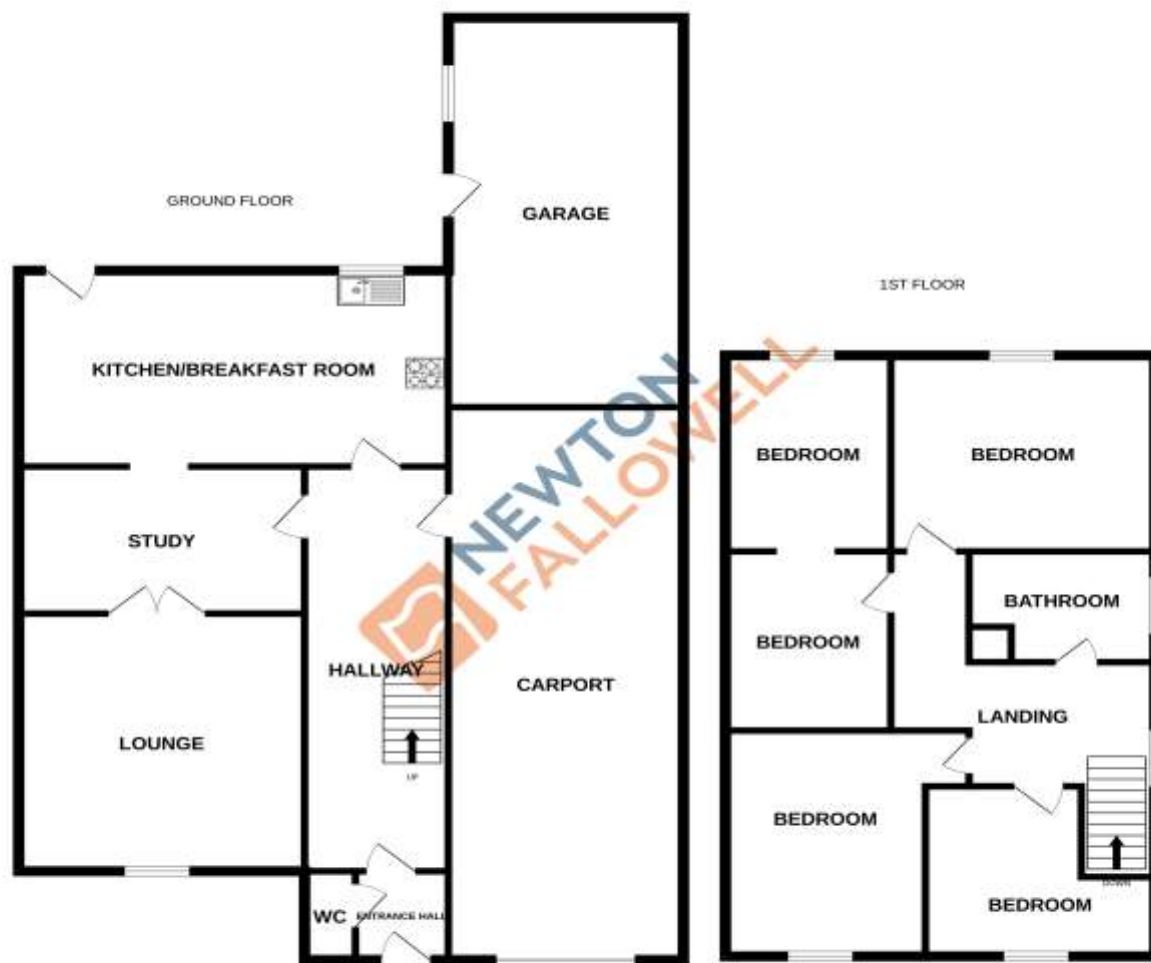
Bedroom Four 7'11" x 22'0" (2.4m x 6.7m)

Family Shower room

Tandem Garage 31'10" x 10'11" (9.7m x 3.3m)

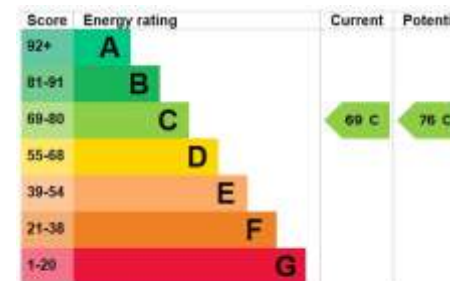






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 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.