



14 Chalmondley Drive, Melton Mowbray, LE13 1PN

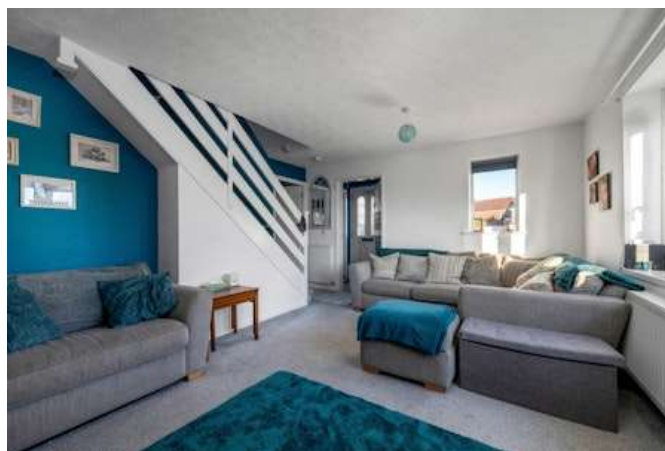
 **NEWTON FALLOWELL**

3 1 1

Key Features

- Detached Family Home
- Three Bedrooms
- Spacious Living Room
- Cloakroom WC
- Fitted Dining Kitchen
- Detached Garage & Driveway
- Close to Melton Country Park
- Good Sized Corner Plot
- EPC Rating D
- Freehold

£280,000





Parking Arrangements: Garage & Driveway
 Windows: Double Glazed
 Heating: Gas Central Heating
 Vendors Position: Buying On
 Garden Orientation: North Facing Rear
 EPC Rating: D
 Council Tax Band: C
 Total Living Space: Approx 739 sqft

Situated in a popular residential area on the North side of town close to Melton Country Park, Brownlow Primary School and John Ferneley College is this well presented three bedroom detached family home. Occupying a good-sized corner plot and having the benefit of uPVC double glazing, gas central heating and a detached garage, the accommodation comprises in brief, entrance hall, cloakroom WC, living room, and dining kitchen. On the first floor are two double and one single bedroom and a family bathroom. There is a driveway providing off-road parking leading to a detached single garage and well tended fenced, front and rear gardens.

Accessed via a double-glazed door and door through to a cloakroom WC having a re-fitted two-piece white suite, tiled splashbacks, and the wall mounted fuse box. The good-sized living room has a bow window to the side aspect and a window to the front, fireplace with a new coal effect electric fire, surround and hearth, TV point, stairs rising to the first floor and door off to the open plan dining kitchen with a window overlooking the rear garden. There is a good range of wall and base units, straight edge wooden work surfaces, one and a half bowl sink and drainer, tiled splashbacks, integrated oven, grill and gas hob with an extractor hood above, space and plumbing for a washing machine and a fridge freezer, under stair storage, tiled flooring with programmable electric underfloor heating and a window and part glazed door to the rear aspect.





From the living room, the stairs rise to the first floor landing with doors off to two double and one single bedroom and a fully tiled, re-fitted family bathroom having a white three piece suite comprising a low flush WC, wash hand basin set in a vanity unit and bath with an overhead shower and shower screen, tiled splashbacks, heated towel rail and an airing cupboard.

There is a gravelled driveway providing off-road parking leading to a detached single garage with an up and over door, power and light and courtesy door leading to a landscaped rear garden which is mainly laid to lawn with a paved patio seating area, and brick wall and timber panel fencing to the boundaries.

Entrance Hall

Cloakroom WC

Living Room 15'2" x 13'3" (4.6m x 4m)

Dining Room 9'8" x 7'8" (2.9m x 2.3m)

Kitchen 11'3" x 7'1" (3.4m x 2.2m)

Bedroom One 10'2" x 11'7" (3.1m x 3.5m)

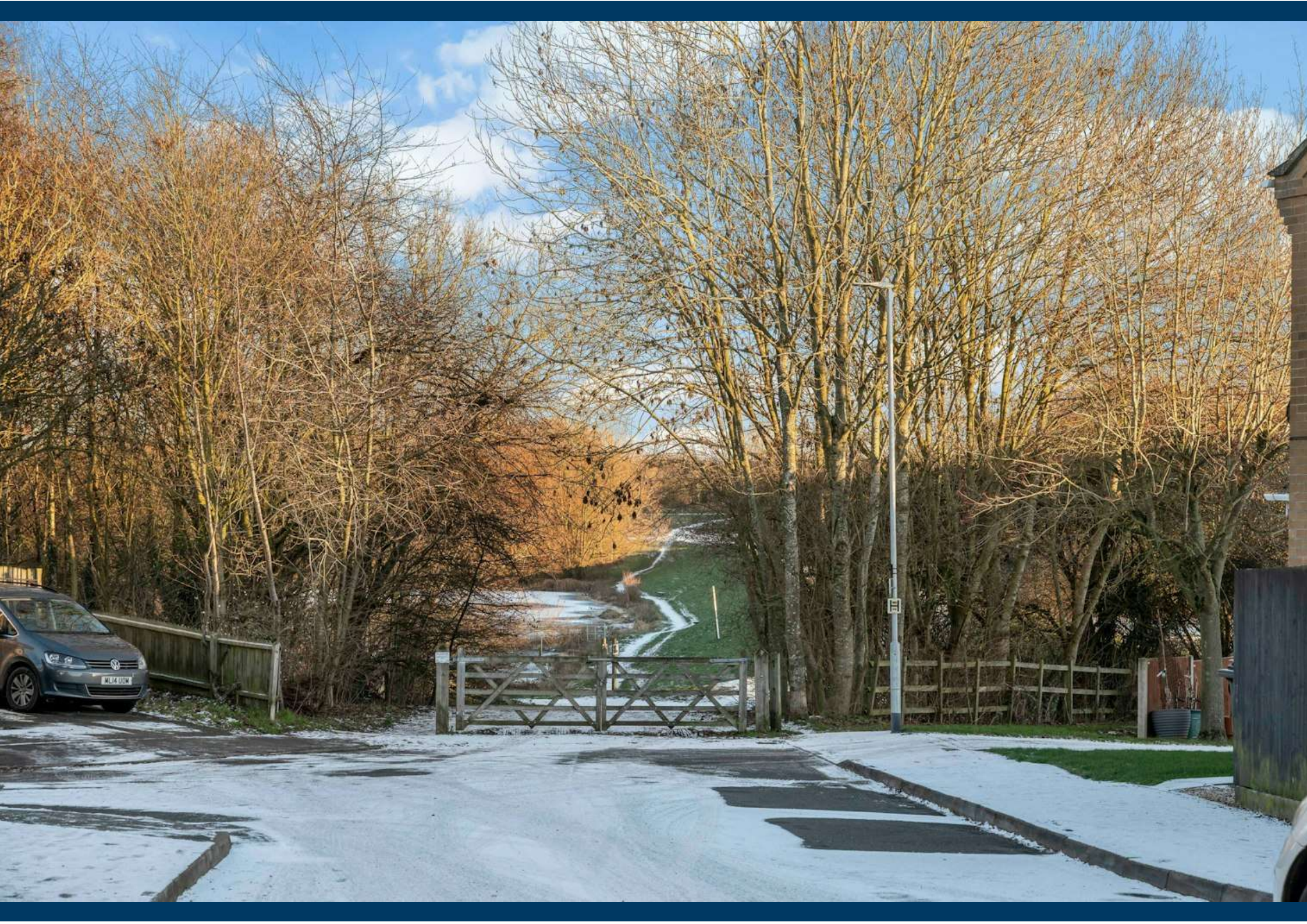
Bedroom Two 10'2" x 11'7" (3.1m x 3.5m)

Bedroom Three 7'3" x 6'7" (2.2m x 2m)

Bathroom 6'8" x 5'8" (2m x 1.7m)

Detached Garage 16'7" x 8'2" (5.1m x 2.5m)

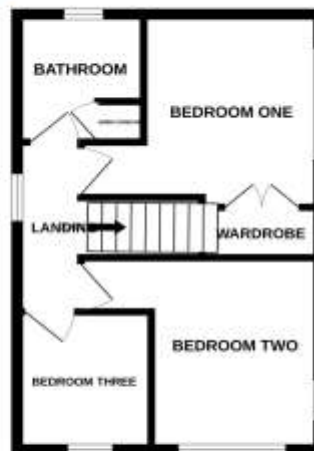




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time of writing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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.