



108 Sandy Lane, Melton Mowbray
£235,000

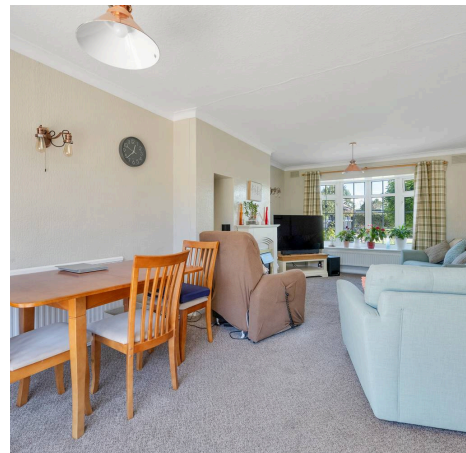
 **NEWTON FALLOWELL**

108 Sandy Lane

Melton Mowbray

Offered for sale with no upward chain is this three bedroom semi-detached house occupying a good sized plot in a popular residential area on the South side of town. Having the benefit of gas central heating and double glazing, the accommodation is in need of some cosmetic work and comprises in brief, entrance porch, hallway, cloakroom WC, dual aspect living, dining room, kitchen and rear porch. On the first floor are three good sized bedrooms and a re-fitted shower room. Outside to the front is a substantial driveway providing ample off-road parking leading to the garage and side gated access to a well tended, enclosed rear garden.

Accessed via the double glazed front door into the entrance porch with windows to the side and front and door through to the hallway, stairs rising to the first floor and door to a cloakroom WC having a two piece white suite comprising a low flush WC, wash hand basin and heated towel rail. A good sized dual aspect living, dining room with a bow window to the front aspect and patio doors leading to the rear garden, fireplace with a coal effect fire, surround and hearth, TV point and serving hatch through to the kitchen. The kitchen is fitted with a range of wall and base units, wooden worktops, sink and drainer, freestanding cooker and extractor hood above, space and plumbing for a washing machine and door to a useful under-stair cupboard, window to the rear aspect and door to a rear porch giving access to the rear garden and courtesy door to the attached garage.





Stairs rising to the first floor landing with loft access and doors off to three bedrooms and a family shower room fitted with a white three piece suite comprising a low flush WC, wash hand basin and corner shower cubicle. The garage has an up and over door, power and light and courtesy door to the rear. The enclosed rear garden has a sunny aspect with a paved patio seating area, the remainder laid to lawn with an abundance of mature shrubs, flowers and trees, a garden shed and hedging and fencing to the boundaries.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Entrance Porch

Hallway

Living/Dining Room

21' 5" x 10' 9" (6.53m x 3.28m)

Kitchen

9' 9" x 9' 3" (2.98m x 2.83m)

Cloakroom WC

Bedroom One

11' 3" x 11' 11" (3.44m x 3.64m)

Bedroom Two

9' 9" x 10' 8" (2.97m x 3.24m)

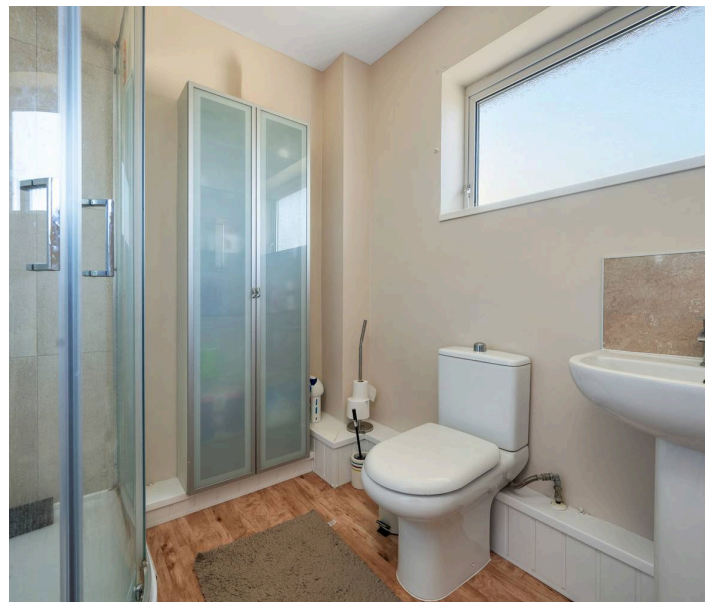
Bedroom Three

5' 1" x 8' 3" (1.54m x 2.51m)

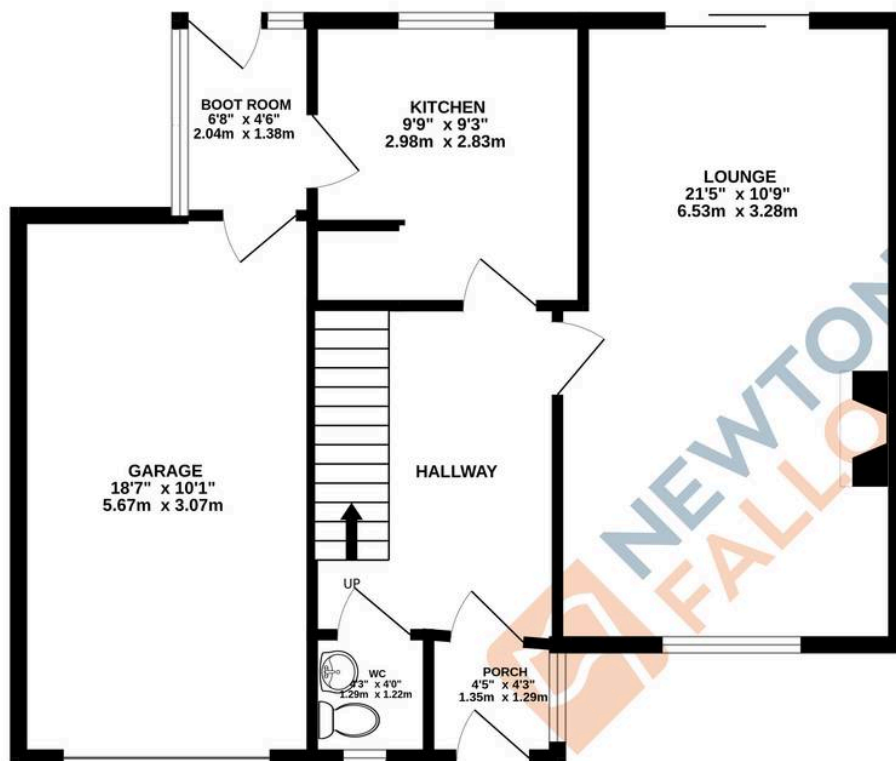
Bathroom

Garage

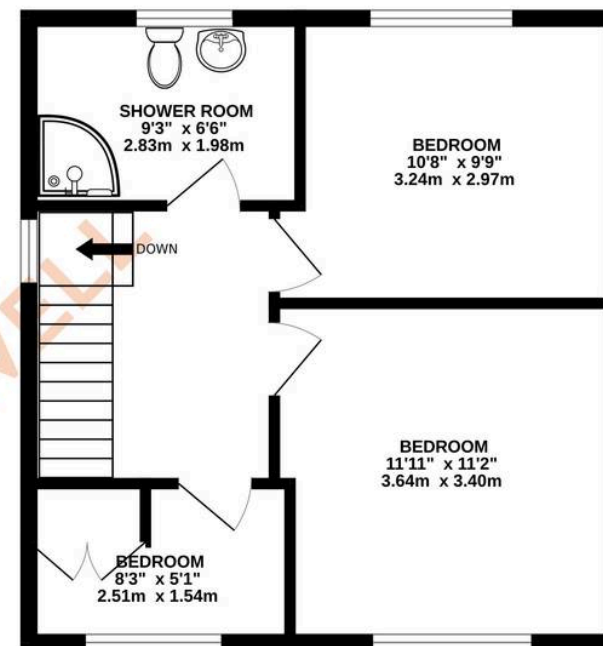
19' 4" x 9' 3" (5.89m x 2.82m)



GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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