



7 Discovery Drive, Melton Mowbray, LE13 1NJ

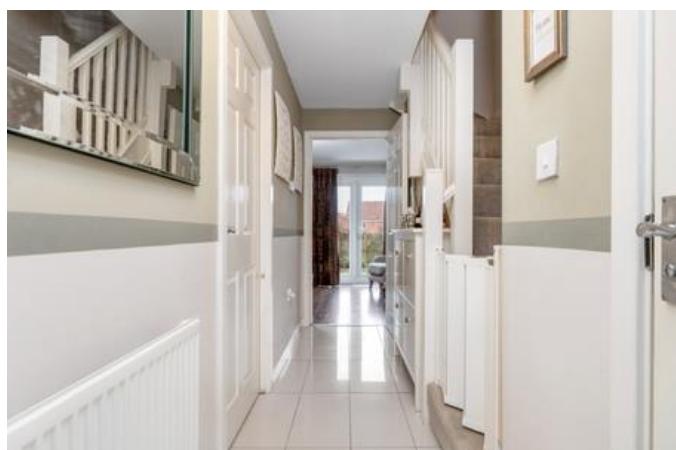
 NEWTON FALLOWELL



## Key Features

- Well Presented Semi-Detached
- Three Storey Family House
- Cloakroom WC
- Dining Kitchen
- Living Room
- Four Bedrooms
- Bathroom & En-suite Shower
- Driveway & ORP
- EPC Rating B
- Freehold

£280,000





Located in a sought-after residential area on the North side of town close to Melton Country Park and John Ferneley Academy is this well presented three storey semi-detached home. Neutrally decorated throughout and having the benefit of uPVC double glazing and gas central heating, the accommodation comprises in brief, entrance hall, cloakroom WC, living room and dining kitchen. Stairs rising to the first-floor landing with doors off to three good sized bedrooms and a family bathroom with further stairs rising to the main bedroom and an en-suite shower room. Outside to the front is a driveway providing off-road parking with gated access to an enclosed rear garden.

Entered via the front door into the entrance hall with stairs rising to the first floor, tiled flooring and door off to a cloakroom WC having a two-piece white suite. A spacious living room with a window to the rear aspect and French doors leading to the rear garden, wood laminate flooring and TV point. The dining kitchen has a bay window to the front aspect and is fitted with a good range of wall and base units, straight edge wooden work tops and splashbacks, sink and drainer, integrated oven and gas hob with a stainless-steel splashback and extractor canopy hood above, space and plumbing for a washing machine, dishwasher and fridge freezer, tiled flooring and space to dine. Stairs rising to the first floor with doors off to three good sized bedrooms and a family bathroom. Further stairs rising to the main bedroom with a window to the front aspect, two skylight windows, loft access, storage in the eaves and an en-suite shower room having a modern three piece white suite.

There is a good sized driveway providing off-road parking for two cars and gated access to an enclosed rear garden having a paved patio seating area, remainder laid to lawn, garden shed, and an array of mature shrubs and bushes.



Entrance Hall



Cloakroom WC

Living Room 5.06m x 3.12m (16'7" x 10'2")



Bedroom Two 2.93m x 3.69m (9'7" x 12'1")



Bedroom Three 2.93m x 4.1m (9'7" x 13'6")

Bedroom Four 2.04m x 3.12m (6'8" x 10'2")



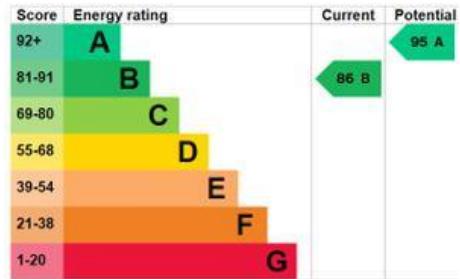
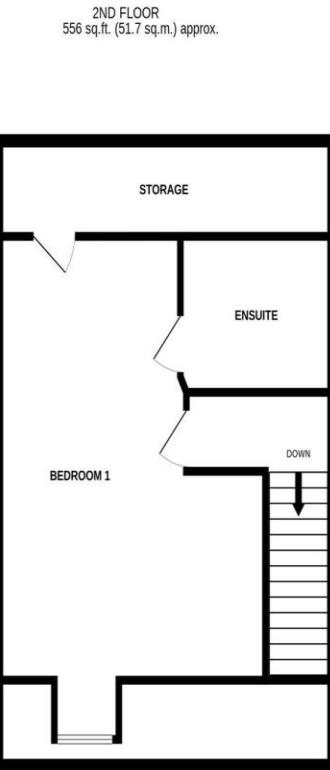
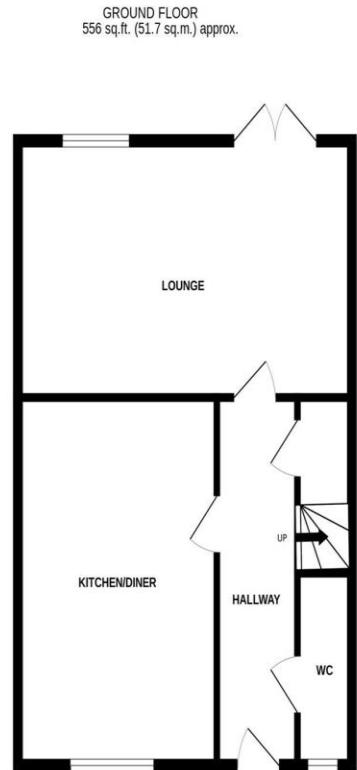
Family Bathroom 2.04m x 1.7m (6'8" x 5'7")

Bedroom One 4.05m x 5.73m (13'4" x 18'10")

En-suite Shower Room 2.49m x 1.73m (8'2" x 5'8")







#### COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council  
Council Tax Band: D

#### 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.