



14 Denton Rise, Melton Mowbray  
£410,000

 **NEWTON FALLOWELL**

## 14 Denton Rise

Melton Mowbray, Melton Mowbray

Parking Arrangements: Driveway & Gated Garage

Windows: Double-glazed

Heating: Gas central heating

Vendors Position: Buying On

Garden Orientation: Northeast

EPC Rating: B Solar Panels

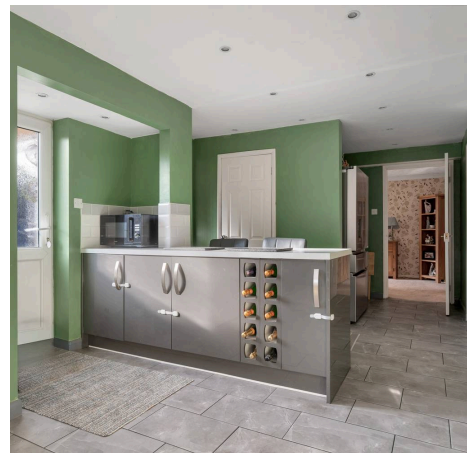
Council Tax Band: B

Total Living Space: Approx 1798 sq ft

16 Owned Solar Panels saving approx 90% electricity bills on current usage by existing owners and two storage batteries.

Occupying a good sized corner plot, this substantial and extended family home has a wealth of versatile accommodation comprising, entrance hall, front living room, rear lounge, playroom, dining room/office, breakfast kitchen and downstairs bathroom. On the first floor are five generous bedrooms and a family bathroom. There is a gravelled frontage providing off-road parking, a detached garage and driveway at the rear and an enclosed rear garden.

Accessed via the front door into the entrance hall with a tiled floor, vertical radiator, and door off to a downstairs bathroom having a fully tiled white three piece suite. Further door leading into the front living room with stairs rising to the first floor, a bow window to the front aspect, a wood burning stove with a wooden surround and hearth, TV point and door through to the breakfast kitchen.





Fitted with a modern range of wall and base units, complementary worktops, sink and drainer, tiled splashbacks, a Range cooker with an extractor hood above, integrated appliances, space and plumbing for a washing machine and freestanding fridge freezer, tiled floor, spotlighting to the ceiling, feature archway through to a breakfast bar with seating, storage cupboard and door through to the rear lounge. A spacious room with a window to the rear aspect, a fireplace with surround and hearth and inset cool effect fire, TV point and double doors through to a playroom with a bow window to the front aspect. There is a dining room with a window and patio doors opening on to the rear garden currently used as a study/office.



**Entrance Hall**

**Front Living Room**

12' 10" x 17' 3" (3.91m x 5.27m)

**Rear Lounge**

9' 1" x 20' 10" (2.78m x 6.36m)

**Playroom**

8' 1" x 13' 10" (2.47m x 4.21m)

**Dining Room/ Office**

9' 9" x 13' 0" (2.98m x 3.96m)

**Breakfast Kitchen**

10' 5" x 28' 1" (3.18m x 8.55m)

**Downstairs Bathroom**

**Bedroom One**

10' 0" x 13' 2" (3.05m x 4.02m)

**Bedroom Two**

7' 7" x 10' 2" (2.32m x 3.09m)

**Bedroom Three**

7' 3" x 9' 9" (2.22m x 2.98m)

**Bedroom Four**

9' 2" x 9' 6" (2.80m x 2.89m)

**Bedroom Five**

8' 8" x 13' 6" (2.64m x 4.11m)

**Family Bathroom**





Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

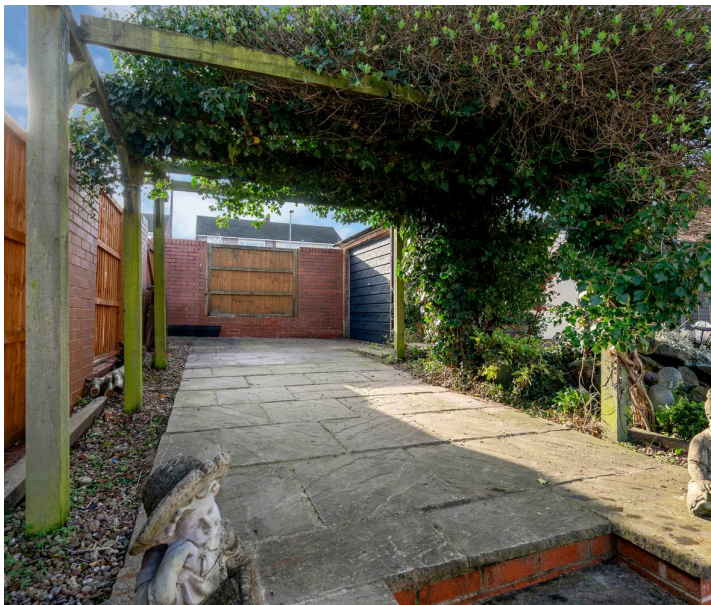
EPC Environmental Impact Rating:

### Garden

Southeast facing garden

Driveway providing off-road parking

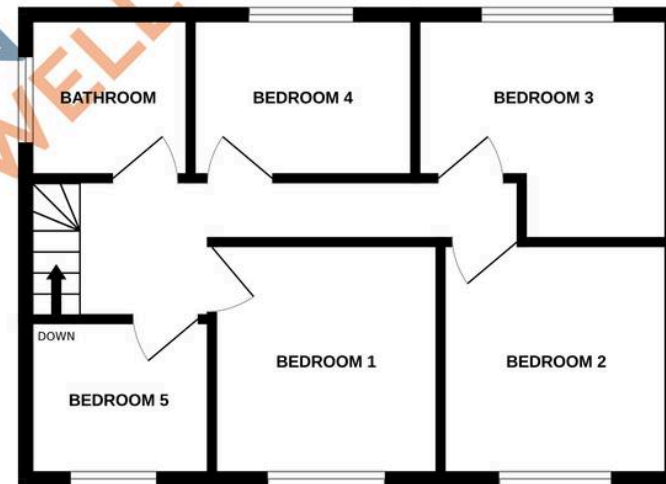
Detached Garage



GROUND FLOOR



1ST FLOOR



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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