



75 Beaufighter Crescent, Melton Mowbray, LE13 0XH

 **NEWTON FALLOWELL**



Key Features

- Modern Semi-Detached House
- Three Bedrooms
- Living Room
- Dining Kitchen
- Bathroom & En-suite Shower
- Allocated Parking
- Enclosed Rear Garden
- EPC Rating B
- Freehold

Guide price £270,000





Parking Arrangements: Allocated Parking
Windows: Double Glazed
Heating: Gas Central Heating
Vendors Position: Buying on
Garden Orientation: East Facing Rear
EPC Rating: B
Council Tax Band: C
Total Living Space: Approx 850 sq ft

Situated on the edge of Melton Mowbray in the popular Kings Meadow development is this well presented and energy efficient semi-detached home. The accommodation comprises in brief, entrance hall, cloakroom WC, living room and dining kitchen. On the first floor are three bedrooms, an en-suite shower room and a family bathroom. There is allocated parking to the front of the property and an enclosed rear garden.

Accessed via the front door into the entrance hallway with wood laminate flooring, storage cupboard, stairs rising to the first floor and a door off to a cloakroom WC having a white two-piece white suite and a continuation of the wood laminate flooring. The living room has windows to the front and side aspects, carpet flooring and TV point and the generous sized dining kitchen is fitted with a modern range of wall and base units, straight edge work surfaces, sink and drainer, integrated oven and hob with a stainless steel extractor hood above and built-in appliances, windows to the rear and side aspects, space to dine, wood laminate flooring and French doors leading to the rear garden. Stairs rising to the first-floor landing with loft access and doors off to three bedrooms, an en-suite shower room and family bathroom. Outside to the front is allocated parking and gated access to an enclosed rear garden mainly laid to lawn bordered by a brick wall and timber panel fencing.





Entrance Hall

Cloakroom WC

Living Room



Dining Kitchen

Bedroom One

En-suite Shower Room



Bedroom Two

Bedroom Three

Family Bathroom





GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.