



14 Thrush Close, Melton Mowbray, LE13 0QF

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Semi-Detached House
- Three Bedrooms
- Cloakroom WC
- Living Room
- Dining Kitchen
- Family Bathroom
- Cul-de-sac Location
- Enclosed Rear Garden
- EPC Rating C
- Freehold

£205,000





Parking Arrangements: None
 Windows: Double Glazed
 Heating: Gas
 Vendors Position: Buying On
 Garden Orientation: East Facing
 EPC Rating: C
 Council Tax Band: B
 Total Living Space: Approx 936 sq. ft

Situated in a pleasant cul-de-sac location on the South side of town is this three-bedroom semi-detached family home. Offering an ideal opportunity for the first time buyer or investor, the accommodation comprises in brief, entrance porch, hallway, cloakroom WC, lounge, and dining kitchen. On the first floor are three good sized bedrooms and a family bathroom. Having pedestrian access to the front door and gated access to an enclosed rear garden.

Accessed via the front door into the entrance porch and further door into the hallway with wood laminate flooring, stairs rising to the first floor and door off to a cloakroom WC. The living room has a continuation of the wood laminate flooring and a double-glazed window to the front aspect. From the hallway is a door through to the dining kitchen having a range of wall and base units, roll top work surfaces, sink and drainer, tiled splashbacks, integrated eye level oven, gas hob and a stainless-steel extractor hood above, plumbing for a washing machine, a double-glazed window to the rear aspect and vinyl flooring. The dining area has double glazed patio doors to the rear aspect, space for a freestanding fridge freezer, storage cupboard and space to dine. Stairs rising to the first-floor landing with loft access and doors off to three good sized bedrooms and a family shower room which is fully tiled and comprises a low flush WC, wash hand basin set in a vanity unit and corner shower cubicle.





The front garden is designed for low maintenance, gravelled with shrubs and bushes and hedging to the boundary. Gated access to an enclosed rear garden with a brick-built outbuilding, garden shed, paved patio, an area laid to lawn, a decked and paved seating area at the rear with timber panel fencing to the boundaries.



Entrance Hall

Cloakroom WC 1.49m x 0.85m (4'11" x 2'10")

Lounge 4.48m x 3.7m (14'8" x 12'1")

Dining Kitchen 5.39m x 3.46m (17'8" x 11'5")

Bedroom One 3.57m x 3.84m (11'8" x 12'7")



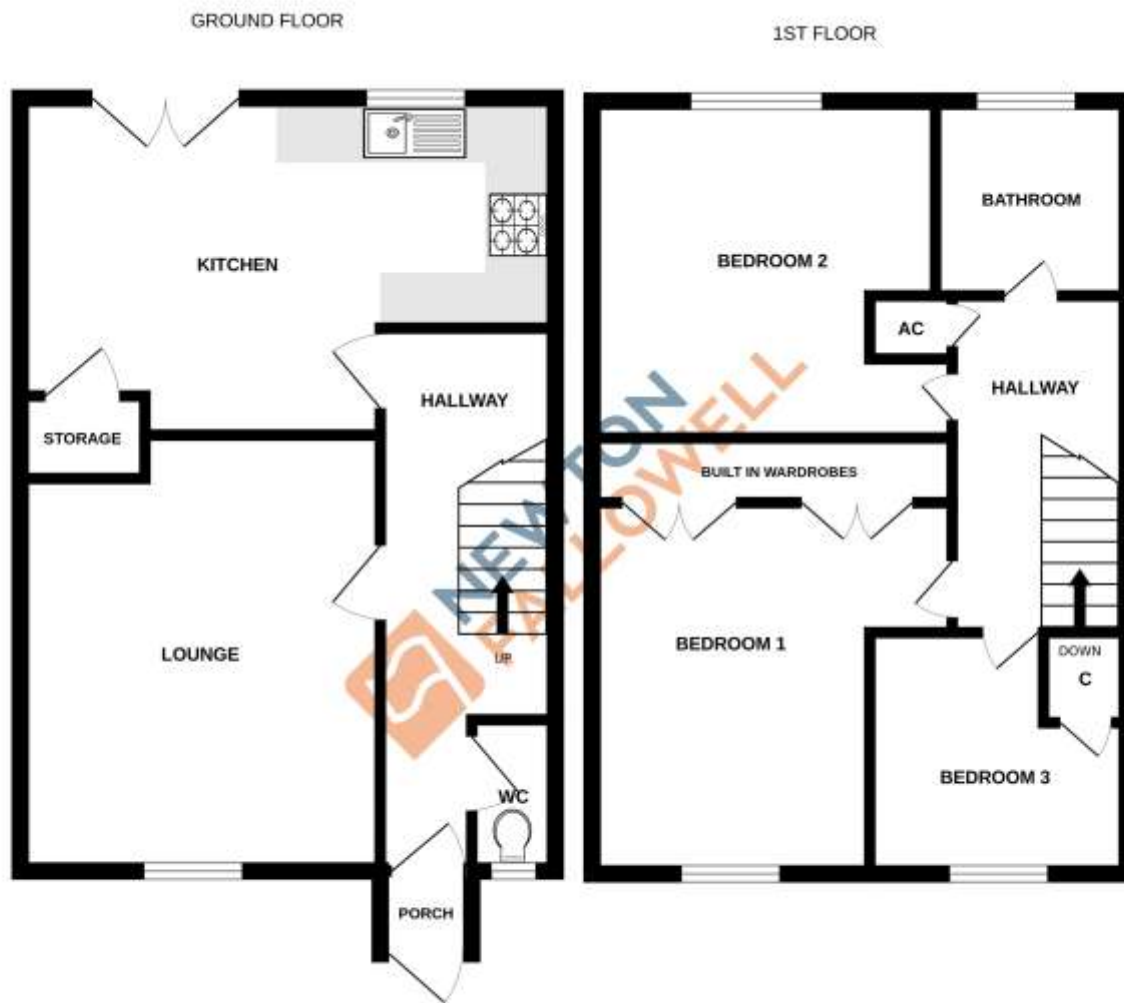
Bedroom Two 3.37m x 3.62m (11'1" x 11'11")

Bedroom Three 2.65m x 2.78m (8'8" x 9'1")

Bathroom 2.04m x 1.79m (6'8" x 5'11")







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.

Made with Metropix ©2009

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	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: B

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.