



4 Baldocks Lane, Melton Mowbray, LE13 1EN

 **NEWTON FALLOWELL**

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Key Features

- Extended Detached Bungalow
- Two Double Bedrooms
- Living Room & Conservatory
- Modern Shower Room
- Dining Kitchen
- Extensive Carport & Driveway
- Well Tended Gardens
- Popular Residential Area
- EPC Rating D
- Freehold

Offers in excess of £250,000





Parking Arrangements: Driveway & Carport
Windows: Double Glazed
Heating: Gas central heating
Vendors Position: Buying On
Garden Orientation: South
EPC Rating: D
Council Tax Band: C
Total Living Space: Approx 614 sq ft

Situated in a popular residential area close to many local amenities and the town centre is this extended and modern two bedroom detached bungalow having the benefit of gas central heating and uPVC double glazing. The accommodation comprises in brief, entrance porch, hallway, living room, dining kitchen, inner lobby, two double bedrooms, shower room and conservatory. There is a long driveway providing off-road parking leading to a tandem covered carport, mature shrubs and bushes to the front garden and an enclosed rear garden.

This well-presented bungalow is accessed via a double-glazed door into the entrance porch and hallway with a window to the side aspect having fitted blinds and wood laminate flooring. Further door opening into the living room with a bow window to the front aspect and a window to the side, two radiators, a continuation of the wood laminate flooring, and TV point. The dining area has a window to the front aspect with fitted blind, carpet flooring and opens into the kitchen which is fitted with a range of white wall and base units, complementary worktops, sink and drainer, tiled splash-backs, integrated AEG oven and hob with a stainless steel extractor canopy above, integrated microwave, space and plumbing for a washing machine and fridge freezer, a window to the side aspect with a fitted blind and door leading to the carport. There is an inner hallway giving access to two bedrooms both having fitted wardrobes and a fully tiled shower room with a white three-piece suite





comprising a low flush WC, wash hand basin set in a vanity unit and double shower cubicle, extractor fan and LED lighting. There are patio doors from bedroom two leading to a double-glazed conservatory with apex roof, fitted blinds and French doors opening on to the well tended South facing rear garden having a paved patio, areas laid to lawn, mature shrubs and trees, garden shed and timber panel fencing to the boundaries.

Entrance Porch



Hallway

Living Room 3.62m x 5.2m (11'11" x 17'1")

Conservatory 2.21m x 5.08m (7'4" x 16'8")

Kitchen 2.64m x 1.92m (8'8" x 6'4")

Dining Area 1.59m x 3.27m (5'2" x 10'8")

Shower Room 1.85m x 1.8m (6'1" x 5'11")

Bedroom One 2.7m x 3.86m (8'11" x 12'8")

Bedroom Two 2.86m x 2.96m (9'5" x 9'8")

Carport







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 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.