



40 Rossiter Close, Melton Mowbray, LE13 0NZ

 **NEWTON FALLOWELL**

3 3 2

Key Features

- Modern Town House
- Three Storey
- Open Plan Living Kitchen
- Bathroom & Two Shower Rooms
- Three Double Bedrooms
- Converted Garage
- Driveway Off-Road Parking
- Enclosed Rear Garden
- EPC Rating C
- Freehold

£215,000





Parking Arrangements: Driveway
Windows: Double Glazed
Heating: Gas central heating
Vendors Position: No Upward Chain
Garden Orientation:
EPC Rating: C
Council Tax Band: C
Total Living Space: Approx 1099 sq ft

Occupying a pleasant position overlooking an open space in a popular residential area close to many local amenities is this well presented three storey, mid town house. The flexible ground floor accommodation is ideal for those with teenagers requiring their own space or dependent relatives. The spacious property comprises in brief, entrance hall, utility room/workshop (which has been partly converted from the garage), a bedroom and shower room. On the first floor is an open plan living, dining room and fitted kitchen. The second floor has two double bedrooms, an en-suite shower room and a family bathroom. Outside to the front is a driveway providing off-road parking and an enclosed rear garden.

Accessed via a double glazed door into the entrance hall, stairs rising to the first floor, under stair storage cupboard, external door leading to the rear garden and door off to a utility room/workshop, converted from the original garage, having been plaster boarded and carpeted with space and plumbing for a washing machine and fridge freezer. There is a double bedroom with a window to the rear aspect and a shower room with a white three-piece suite. On the first floor is an 'L' shaped open plan living, dining, kitchen with two windows to the rear aspect, wood laminate flooring and TV point, opening into the fitted kitchen with a window to the front aspect, a range of wall and base units, sink and drainer, integrated oven, four ring gas hob,





space and plumbing for a dishwasher and fridge freezer and spotlighting to the ceiling. Stairs rising to the second floor with doors off to two further double bedrooms, the main bedroom having an en-suite shower room and a family bathroom.

Overlooking an open space laid to lawn at the front with a driveway providing off-road parking and an enclosed rear garden designed for low maintenance with a paved patio, gravelled area, garden shed, raised beds, bin store and timber panel fencing to the boundaries having gated access at the rear.



Entrance Hall

Utility Room/Workshop 4.75m x 2.92m (15'7" x 9'7")

Bedroom Three 2.44m x 2.92m (8'0" x 9'7")

Ground Floor Shower Room

Open Plan Living Dining Room 4.39m x 4.24m (14'5" x 13'11")



Kitchen Area 3.15m x 2.41m (10'4" x 7'11")

Bedroom One 3.12m x 3.38m (10'2" x 11'1")

En-suite Shower

Bedroom Two 3.18m x 2.36m (10'5" x 7'8")

Family Bathroom

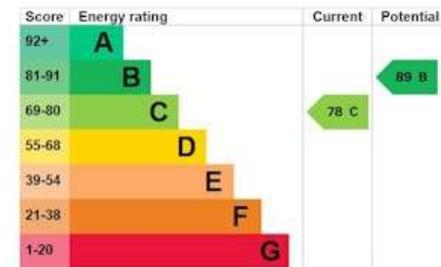






ROSSITER CLOSE, MELTON MOWBRAY LE13 0NZ

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 ©2025



The graph shows this property's current and potential energy rating.

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.