



6 Keats Close, Melton Mowbray, LE13 1NZ

 **NEWTON FALLOWELL**

4 1 3

## Key Features

- Extended Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Breakfast Kitchen & Utility
- Cloakroom WC
- NO UPWARD CHAIN
- Cul-de-sac Location
- Garage & Driveway
- EPC Rating D
- Freehold

OIRO £425,000





Parking Arrangements: Garage & Driveway  
Windows: Double Glazed  
Heating: Gas central heating  
Vendors Position: NO UPWARD CHAIN  
Garden Orientation: East  
EPC Rating: D  
Council Tax Band: E  
Total Living Space: Approx 1520 sq ft

Situated in a quiet cul-de-sac in a desirable residential area to the North of the town is this well presented and extended detached family home offered for sale with no upward chain. Having the benefit of gas central heating and uPVC double glazing, the spacious accommodation comprises in brief, entrance hall, cloakroom WC, living room, dining room, breakfast kitchen and utility room. On the first floor are four double bedrooms and a family bathroom. There is an attached single garage and gated access to an enclosed rear garden.

Accessed via the front door into the entrance hall with stairs rising to the first floor, wood laminate flooring, under-stair storage cupboard and door to a cloakroom WC having a two-piece suite and obscure window to the side aspect. Glazed double doors leading through to a spacious, light and airy, living room with an attractive bow window and further window to the front aspect, wood laminate flooring, an inset coal effect gas fire with wooden surround and marble hearth, TV point and door off to a dining room with, a window and sliding patio doors leading to the rear garden. From the dining room is access to the breakfast kitchen fitted with a modern range of wall and base units, complementary worktops, sink and drainer, tiled splash-backs, integrated double oven and hob, stainless steel extractor hood above, dishwasher, tiled floor, space for a freestanding 'American' style fridge freezer, feature vertical radiator, and two windows to the rear aspect. The utility room has a base unit, stainless steel sink and mixer tap, space and plumbing for a washing machine, tumble dryer





and fridge freezer, a window and door leading to the rear garden. Stairs rising to the first floor landing with access to a fully insulated loft, an airing cupboard housing the hot water tank and doors off to four double bedrooms and a family bathroom.

Outside to the front is an area laid to lawn and a driveway providing off-road parking leading to an attached single garage with an up and over door, power and light. Side gated access to an enclosed rear garden having a paved patio seating area, an ornamental brick wall and steps up to the remainder laid to lawn, mature shrubs and bushes, outside tap and lighting and timber panel fencing to the boundaries.

Entrance Hall      Cloakroom WC

Living Room 13'8" x 17'2" (4.2m x 5.2m)

Dining Room 12'7" x 9'8" (3.8m x 2.9m)

Family Room 10'0" x 9'8" (3m x 2.9m)

Breakfast Kitchen 12'7" x 14'0" (3.8m x 4.3m)

Utility Room 7'7" x 7'7" (2.3m x 2.3m)

Bedroom One 13'9" x 13'2" (4.2m x 4m)

Bedroom Two 13'9" x 10'5" (4.2m x 3.2m)

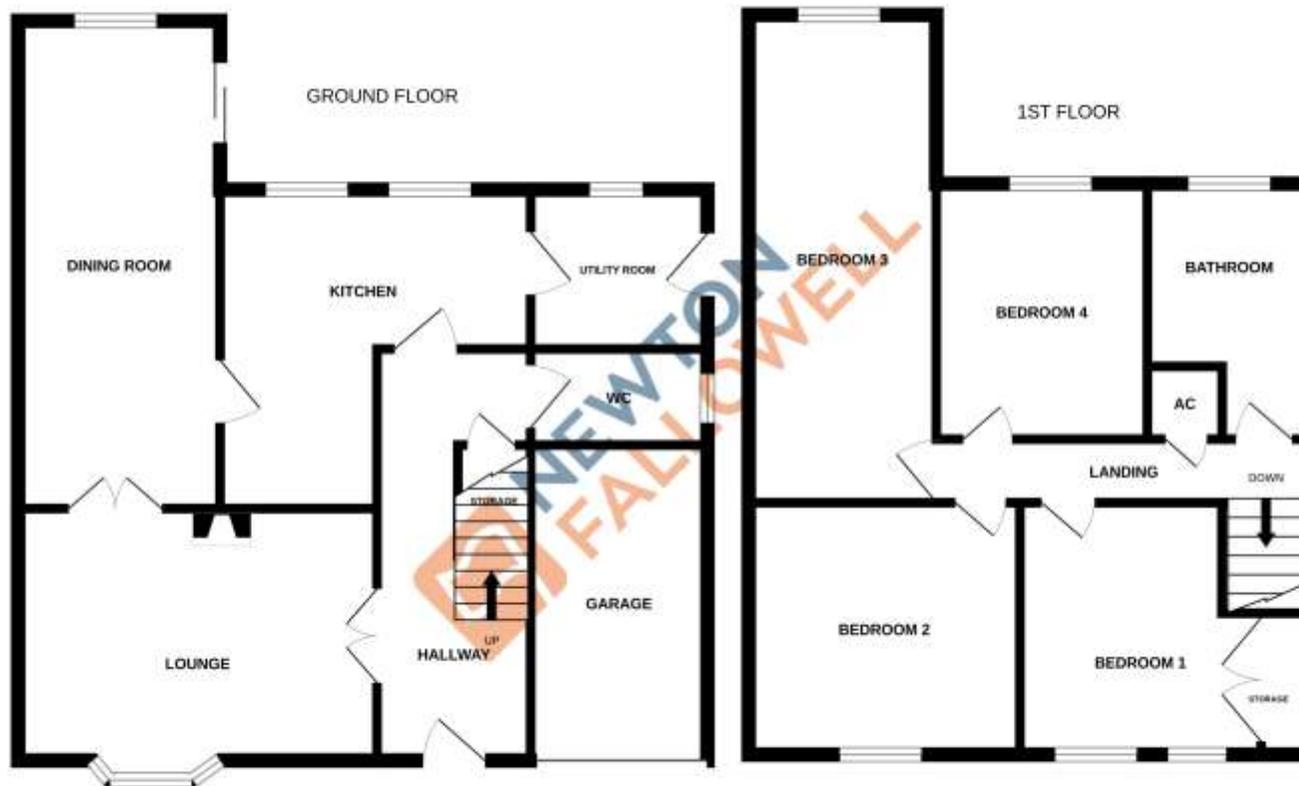
Bedroom Three 22'8" x 7'4" (6.9m x 2.2m)

Bedroom Four 9'7" x 9'2" (2.9m x 2.8m)

Family Bathroom 9'7" x 6'9" (2.9m x 2.1m)







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		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Melton Borough Council  
 Council Tax Band: E

**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.