



125 Baldocks Lane, Melton Mowbray, LE13 1EP

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Semi-Detached House
- In Need of Some Updating
- Ideal Investment Buy
- Three Bedrooms
- Two Reception Rooms
- No Upward Chain
- Detached Garage & Driveway
- Enclosed Rear Garden
- EPC Rating TBC
- Freehold

OIRO £200,000





Parking Arrangements: Garage & Driveway
Windows: Double Glazed
Heating: Electric heaters
Vendors Position: No Upward Chain
Garden Orientation: East Facing Rear
EPC Rating: TBC
Council Tax Band: B
Total Living Space: Approx sq ft

An ideal opportunity for the investment buyer is this three-bedroom chalet style 'Wimpey' house situated in a popular residential area and offered to the market with no upward chain. The accommodation comprises in brief, entrance hall, living room, dining room, conservatory and kitchen. Stairs rising to the first floor with three bedrooms and a family bathroom. Occupying a good-sized corner plot with a detached garage and driveway at the rear of the property.

Accessed via the front door into the entrance hall with stairs rising to the first floor and door off to the living room with a window to the front aspect opening into a dining room having a window and door leading to a conservatory with French doors opening on to the rear garden. Stairs rising to the first-floor landing with loft access and doors off to three bedrooms and a family bathroom. There is a driveway at the rear of the property providing off-road parking leading to a detached garage with an up and over door and a courtesy door into the enclosed rear garden mainly laid to lawn.





Entrance Hall

Living Room 3.95m x 3.22m (13'0" x 10'7")

Dining Room 3.29m x 2.75m (10'10" x 9'0")



Kitchen 3.16m x 2.27m (10'5" x 7'5")

Conservatory 4.49m x 3.23m (14'8" x 10'7")

Bedroom One 3.92m x 3.07m (12'11" x 10'1")

Bedroom Two 3.52m x 3.15m (11'6" x 10'4")

Bedroom Three 2.92m x 1.98m (9'7" x 6'6")

Bathroom 1.97m x 1.92m (6'6" x 6'4")





GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floor plan 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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EPC TO BE CONFIRMED

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.