



24 Valiant Way, Melton Mowbray, LE13 0GE

 **NEWTON FALLOWELL**

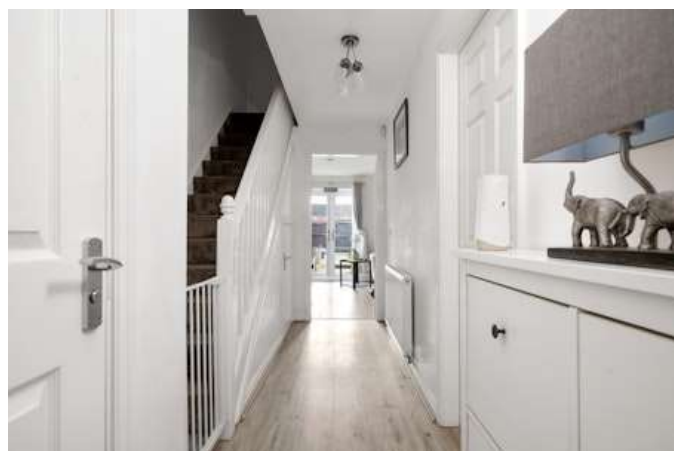


 3    2    1

## Key Features

- Modern End Terrace House
- Three Bedrooms
- Cloakroom WC
- Living Room
- Dining Kitchen
- Bathroom & En-suite Shower
- Allocated Off-Road Parking
- Enclosed Rear Garden
- EPC Rating C
- Freehold

Guide price £210,000





Parking Arrangements: Allocated Off-Road Parking  
 Windows: Double Glazed  
 Heating: Gas central heating  
 Vendors Position: No Chain  
 Garden Orientation: West  
 EPC Rating: C  
 Council Tax Band: B  
 Total Living Space: Approx 850 sq ft

Offering an ideal opportunity for the first time buyer or investor is this modern end terrace home situated in a popular residential area close to many local amenities. Having the benefit of gas central heating, uPVC double glazing and allocated parking at the rear, the accommodation comprises in brief, entrance hall, a cloakroom WC, living room and dining kitchen. Stairs rising to the first floor landing, three bedrooms, an en-suite shower room and a family bathroom, and there is an enclosed rear garden.

Accessed via the front door into the entrance hall with wood laminate flooring, stairs rising to the first floor, an under-stair storage cupboard and door off to a cloakroom WC having a white two piece suite. To the rear of the property is a light and airy living room with a window and French doors opening on to the rear garden, a TV point and wood laminate flooring. The dining kitchen has a good range of wall and base units, complementary worktops, sink and drainer, tiled splashbacks, integrated oven and hob, space and plumbing for a washing machine and fridge freezer, wood laminate flooring, space to dine and a window with a fitted blind to the front aspect. Stairs rising to the first-floor landing with loft access and doors off to three bedrooms, the main bedroom having an en-suite shower room and a family bathroom. There is an enclosed rear garden with a paved patio seating area, the remainder laid to lawn, timber panel fencing to the boundaries and gate giving access to the allocated parking at the rear.







Entrance Hall

Cloakroom WC

Living Room 3.45m x 5.06m (11'4" x 16'7")

Dining Kitchen 3.95m x 2.93m (13'0" x 9'7")



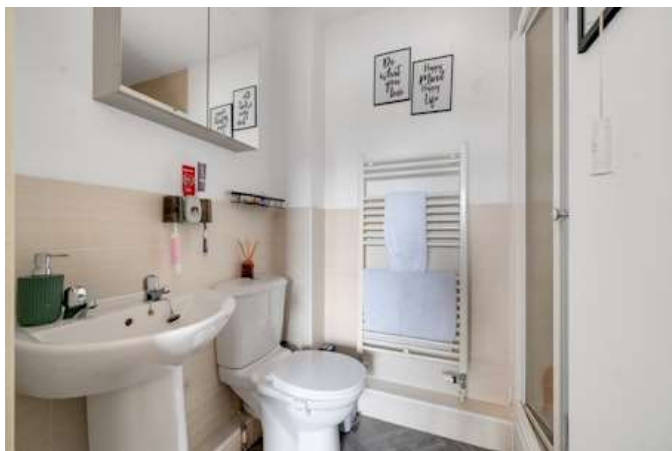
Bedroom One 3.79m x 2.67m (12'5" x 8'10")

En-suite Shower

Bedroom Two 2.76m x 2.93m (9'1" x 9'7")

Bedroom Three 2.19m x 2.29m (7'2" x 7'6")

Bathroom







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 Metagix ©2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 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.