



12 Bickley Avenue, Melton Mowbray, LE13 1UN

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Well Presented Detached House
- Four Bedrooms
- Living Room
- Modern Fitted Kitchen
- Downstairs Cloaks Shower Room
- Family Shower Room
- Cul-de-sac Location
- Close to Melton Country Park
- EPC Rating C
- Freehold

Guide price £425,000





Parking Arrangements: Driveway & Garage
Windows: UPVc Double Glazed
Heating: Gas Central Heating
Vendors Position: No Upward Chain
Garden Orientation: Southwest Facing
EPC Rating: C
Council Tax Band: E
Total Living Space: Approx 1227 sqft

Situated in a quiet cul-de-sac close to Melton Country Park is this well presented and spacious detached family home. Having the benefit of gas central heating, uPVC double glazing and a detached double garage, the accommodation comprises in brief, entrance hall, living room, dining kitchen, utility room, conservatory and downstairs shower room. On the first floor are four bedrooms and a family shower room. There is a detached double garage, a driveway providing off-road parking and gardens to the front and rear.

Accessed via the front door into the entrance hall with a tiled floor, stairs rising to the first floor, under stair storage cupboard and door leading to a downstairs shower room. A generous sized living room having a window to the front aspect, TV point, fireplace with inset coal effect fire, surround and hearth and double doors opening into the dining kitchen with space to dine, a modern range of wall and base units, complementary worktops, sink and drainer, integrated oven and hob, dishwasher, fridge freezer, window to the rear aspect and French doors off to the conservatory. A lovely addition to the property with dwarf brick wall, double glazed windows, apex roof and French doors leading to the rear garden. There is a utility room off the kitchen housing the wall mounted central heating boiler, wall and base units, sink and drainer, space and plumbing for a washing machine and tumble dryer and door to the rear aspect. Stairs rising to the first floor landing with doors off to four bedrooms and a modern family shower room.





There is a driveway providing off-road parking leading to a double garage with an up and over door, power and light and courtesy door off to the enclosed rear garden with a paved patio, the remainder laid to lawn with mature shrubs and bushes and timber panel fencing to the boundaries.

Entrance Hall

Downstairs Shower Room

Living Room 5.73m x 4.11m (18'10" x 13'6")

Dining Kitchen 5.74m x 3.59m (18'10" x 11'10")

Utility Room 3.29m x 1.9m (10'10" x 6'2")

Conservatory 2.94m x 2.61m (9'7" x 8'7")

Bedroom One 3.66m x 3.06m (12'0" x 10'0")

Bedroom Two 4m x 3.07m (13'1" x 10'1")

Bedroom Three 3.5m x 3.11m (11'6" x 10'2")

Bedroom Four 3.36m x 2.35m (11'0" x 7'8")

Family Shower Room







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	72 C	78 C
55-68	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.