



42 Kings Road, Melton Mowbray, LE13 1QF

 **NEWTON FALLOWELL**

 4  1  2

Key Features

- Well Presented Mid-Terrace House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility
- Cloakroom WC
- Summer House
- Enclosed Rear Garden
- Close to Town Centre
- EPC Rating E
- Freehold

OIRO £230,000





Parking Arrangements: On Street
Windows: Double Glazed
Heating: Gas central heating
Vendors Position: Buying On
Garden Orientation: East facing
EPC Rating: E
Council Tax Band: A
Total Living Space: Approx 1238 sq ft

Situated close to the town centre is this well presented, four bedroom mid-terrace family home offering generous accommodation. Having the benefit of gas central heating and uPVC double glazing, the accommodation comprises in brief, entrance hall, two reception rooms, fitted kitchen, utility and cloakroom WC. On the first floor are three double bedrooms, a single bedroom and a family bathroom. A covered passageway gives access to an enclosed rear garden and summer house.

Pedestrian access to the double-glazed front door into the entrance hall, stairs rising to the first floor and door off to a living room with a bay window to the front aspect, a feature cast iron fireplace and radiator. Further door into a good sized sitting room with a window to the rear aspect, fireplace with a wooden mantle and inset log burner, TV point, fitted cupboards and shelving in the recesses and door through the kitchen fitted with a good range of wall and base units, complementary worktops, sink and drainer, tiled splashbacks, integrated oven and hob with an extractor hood above, space and plumbing for a washing machine and fridge freezer, two windows and door to the side aspect. There is a utility area and cloakroom WC off the kitchen and a door leading to the rear garden. Stairs rising to the first-floor landing with access to a part boarded loft and doors off to four bedrooms and a modern family bathroom having a three-piece white suite comprising a low flush WC, wash hand basin and bath with an overhead shower, heated towel rail and tiling to walls.





The enclosed rear garden is accessed via a covered passageway to the side of the property and has a paved patio seating area, the remainder laid to lawn with mature shrubs and bushes and a useful summer house having power and light.

Entrance Hall 4.43m x 1.29m (14'6" x 4'2")

Living Room 3.95m x 3.41m (13'0" x 11'2")

Dining Room 3.64m x 4.22m (11'11" x 13'10")

Kitchen 4.03m x 2.96m (13'2" x 9'8")

Utility

Cloakroom WC

Bedroom One 4.69m x 3.66m (15'5" x 12'0")

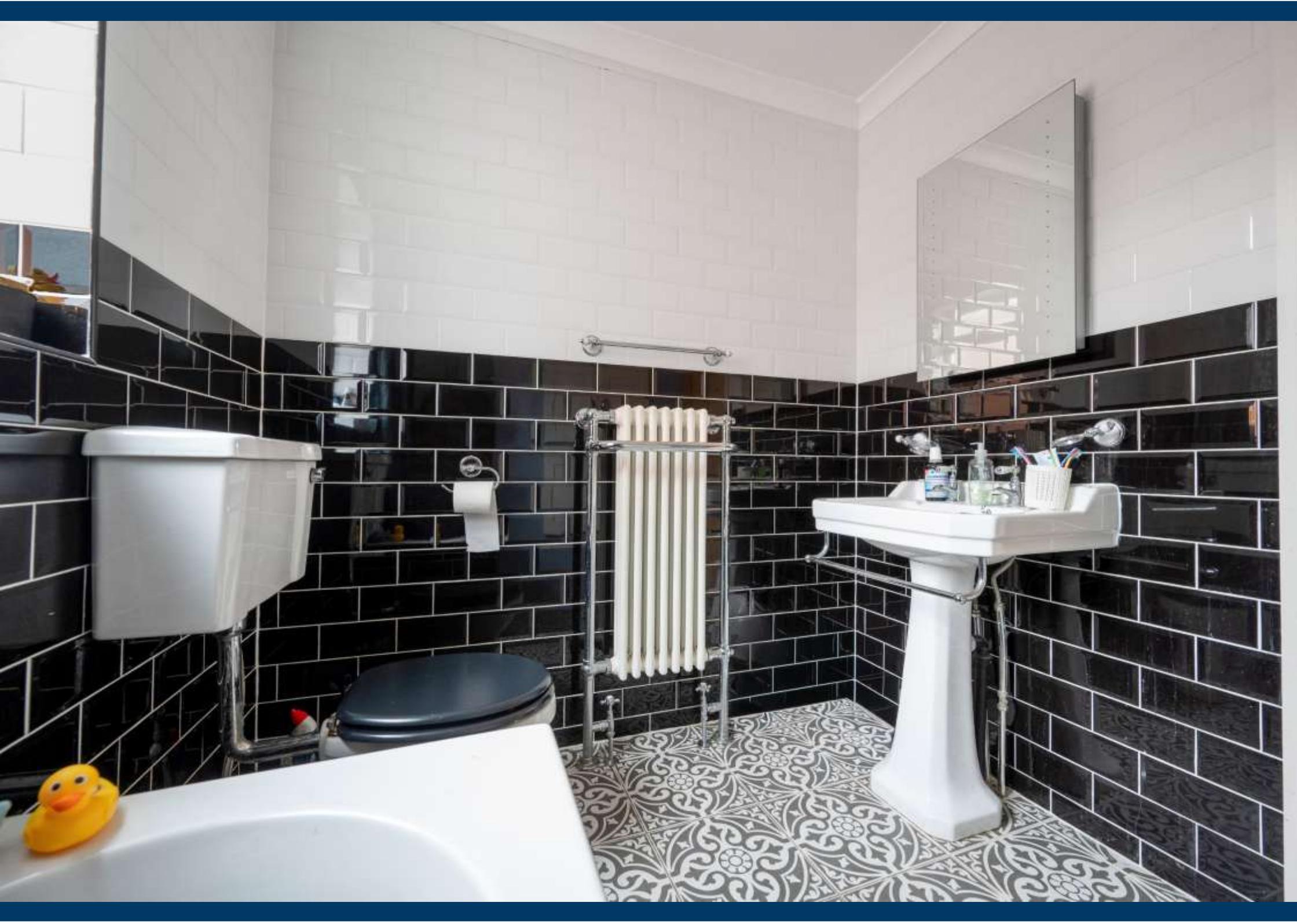
Bedroom Two 3.14m x 3.94m (10'4" x 12'11")

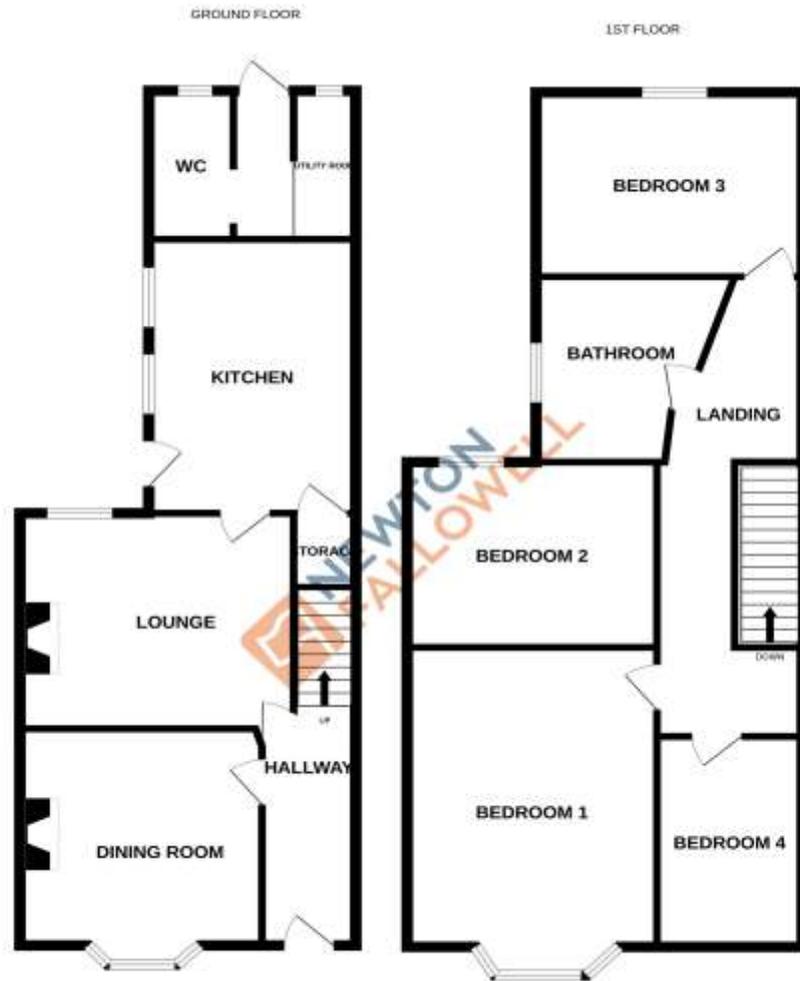
Bedroom Three 2.99m x 2.8m (9'10" x 9'2")

Bedroom Four 2.88m x 2.02m (9'5" x 6'7")

Bathroom 2.05m x 2.04m (6'8" x 6'8")







Whilst every effort 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 guidance purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Issue with reference: 10/2009

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: A

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.