



Kirby Lane House, 212 Burton Road, Melton Mowbray,
LE13 1DN

 **NEWTON FALLOWELL**

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Key Features

- Spacious Detached House
- In Need of Renovation
- Four Bedrooms
- Breakfast Kitchen & Utility
- Three Reception Rooms
- Investment Opportunity
- Double Garage
- Occupying a Large Plot
- EPC Rating E
- Freehold

£650,000





Parking Arrangements: Double Garage & Driveway
Windows: Original
Heating: Gas
Vendors Position: No Upward Chain
Garden Orientation: South Facing
EPC Rating: E
Council Tax Band: G
Total Living Space: Approx 2314 sq ft

Offered for sale with no upward chain is this 1930's detached house situated on the outskirts of Melton Mowbray. In need of a complete renovation, this property offers an ideal investment opportunity for the discerning buyer.

The accommodation on the ground floor comprises in brief, entrance porch, reception hall, cloakroom/WC, three reception rooms, kitchen, breakfast room, utility room, WC and access to a double garage. Stairs rising to the galleried landing with a feature arched window and doors off to four double bedrooms and a re-fitted bathroom having a white suite.



The property occupies a substantial plot with gardens to the front and rear and countryside views over the fields beyond.

Viewings are highly recommended to appreciate the size and potential of the property on offer.



Entrance Porch

Reception Hall

Cloakroom WC

Living Room 6.52m x 4.13m (21'5" x 13'6")

Dining Room 4.41m x 4.25m (14'6" x 13'11")

Sunroom 3.83m x 3.13m (12'7" x 10'4")

Breakfast Room 3.71m x 3.31m (12'2" x 10'11")

Kitchen 3.57m x 3.15m (11'8" x 10'4")

Utility Room 3.48m x 2.5m (11'5" x 8'2")

Inner Hallway

Cloakroom WC

Bedroom One 5.13m x 4.25m (16'10" x 13'11")

Bedroom Two 4.32m x 3.38m (14'2" x 11'1")

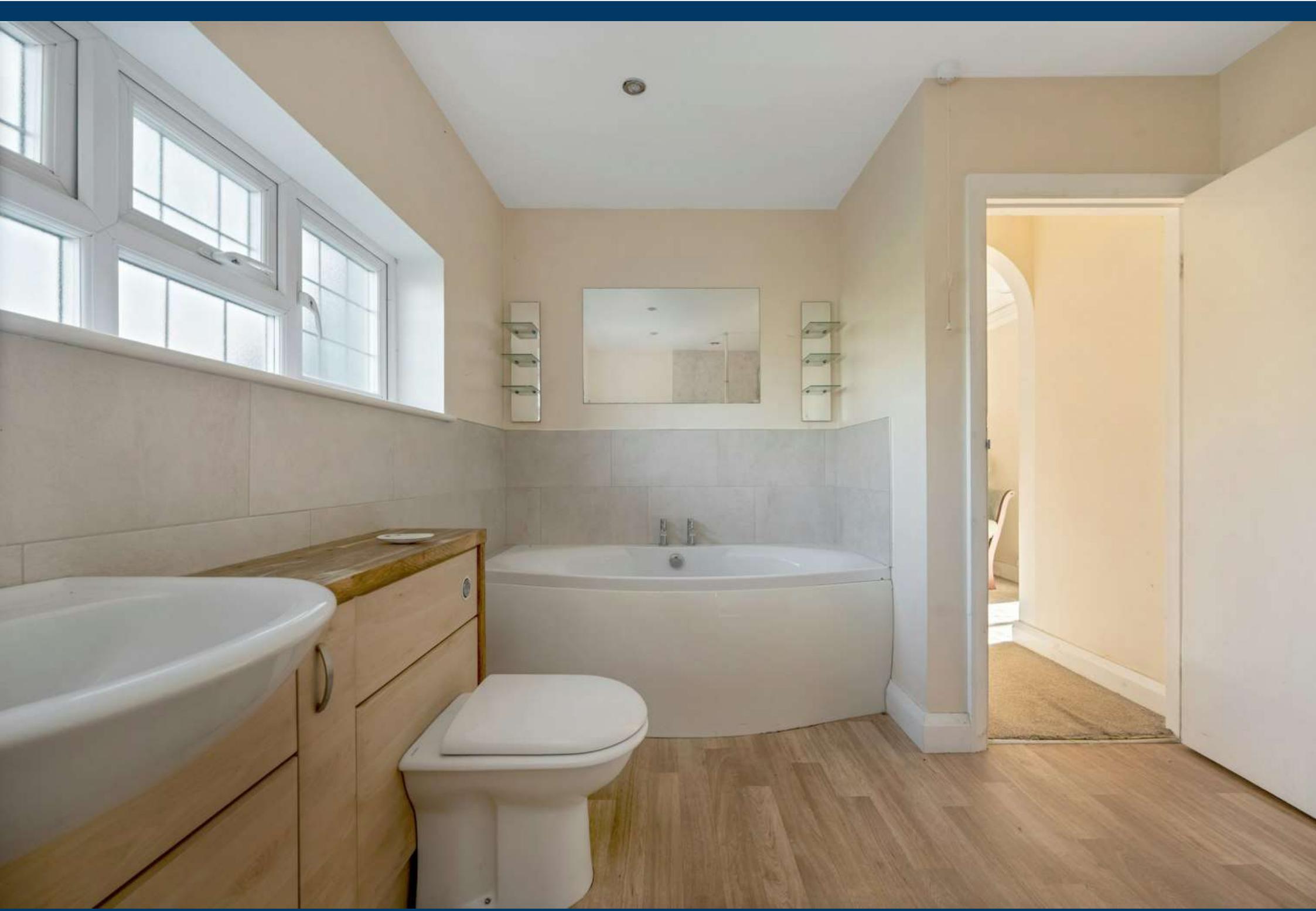
Bedroom Three 4.32m x 4.28m (14'2" x 14'0")

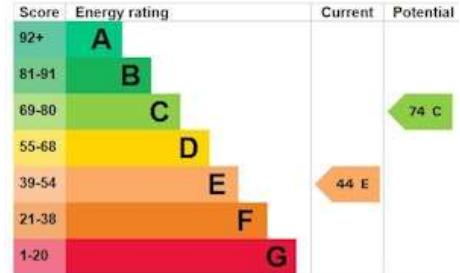
Bedroom Four 3.22m x 3.81m (10'7" x 12'6")

Bathroom 3.51m x 2.95m (11'6" x 9'8")

Double Garage







The graph shows this property's current and potential energy rating.



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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COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: G

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.