



36 Forbes Avenue, Melton Mowbray, LE13 1FS

 **NEWTON FALLOWELL**

4 3 1

Key Features

- Impressive Detached House
- Four Double Bedrooms
- Living Room
- Dining Kitchen & Utility
- Bedroom in Garden Annexe
- Bathroom & Two En-suite
- Driveway & Garage
- Cloakroom WC
- EPC Rating B
- Freehold

£425,000





Parking Arrangements: Garage & Driveway
Windows: Double Glazed
Heating: Gas central heating
Vendors Position: Buying On
Garden Orientation: South
EPC Rating: B
Council Tax Band: E
Total Living Space: Approx 1442 sq ft

A beautifully presented detached family home built by Taylor Wimpey on the Melton Manor Estate to the North side of town and having the remainder of the NHBC warranty. Being highly energy efficient, and close to Melton Country Park, the accommodation comprises in brief, entrance hall, living room, dining kitchen, utility room and cloakroom WC. On the first floor are four double bedrooms, two en-suite shower rooms and a family bathroom. There is a large driveway to the front of the property providing ample off-road parking leading to an attached garage, which has been converted into a games room, the remainder used for storage, and gated access to an enclosed rear garden.

Accessed via the front door into the entrance hall with stairs rising to the first floor, an under-stair storage cupboard and door through to the living room. A good-sized room with a window to the front aspect having a fitted blind, carpet flooring and TV point. The spacious dining kitchen is fitted with a modern range of wall and base units, complementary worktops, sink and drainer, a window with a fitted blind to the rear aspect, tiled floor, built-in appliances, integrated eye level double oven, a hob with splashback, and extractor hood above, space to dine with a feature hanging light fitting, French doors fitted with horizontal blinds leading to the rear garden and door through to a utility room having a sink and drainer, space and plumbing for a washing machine and tumble dryer,





door to the rear and further door to a cloakroom WC having a two piece white suite. Stairs rising to the first-floor landing with access to a fully boarded loft and doors off to four double bedrooms, two having en-suite shower rooms and a family bathroom. The enclosed rear garden has been designed for low maintenance with a paved patio, timber panel fencing to the boundaries, and houses two large garden rooms. One has been converted into a double bedroom with power and light, TV point, mirrored wardrobes and spotlighting to the ceiling.



Entrance Hall Cloakroom WC

Living Room 3.56m x 5.81m (11'8" x 19'1")

Dining Kitchen 6.47m x 3.33m (21'2" x 10'11")

Utility Room 2.26m x 1.47m (7'5" x 4'10")

Bedroom One 4.34m x 4.9m (14'2" x 16'1")

En-suite Shower

Bedroom Two 4.09m x 3.07m (13'5" x 10'1")

En-suite Shower

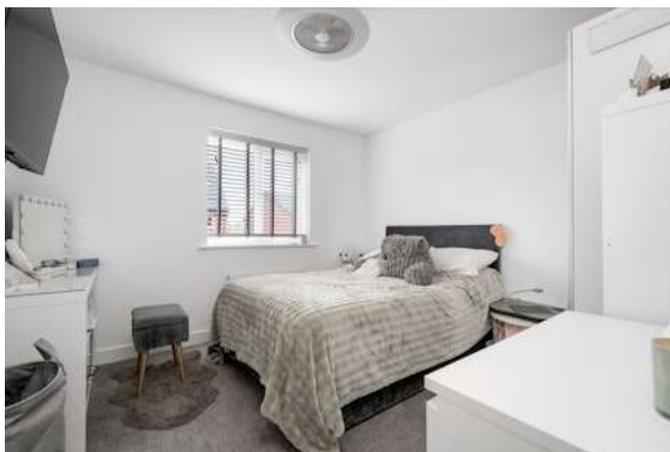
Bedroom Three 3m x 3.39m (9'10" x 11'1")

Bedroom Four 3.37m x 2.97m (11'1" x 9'8")

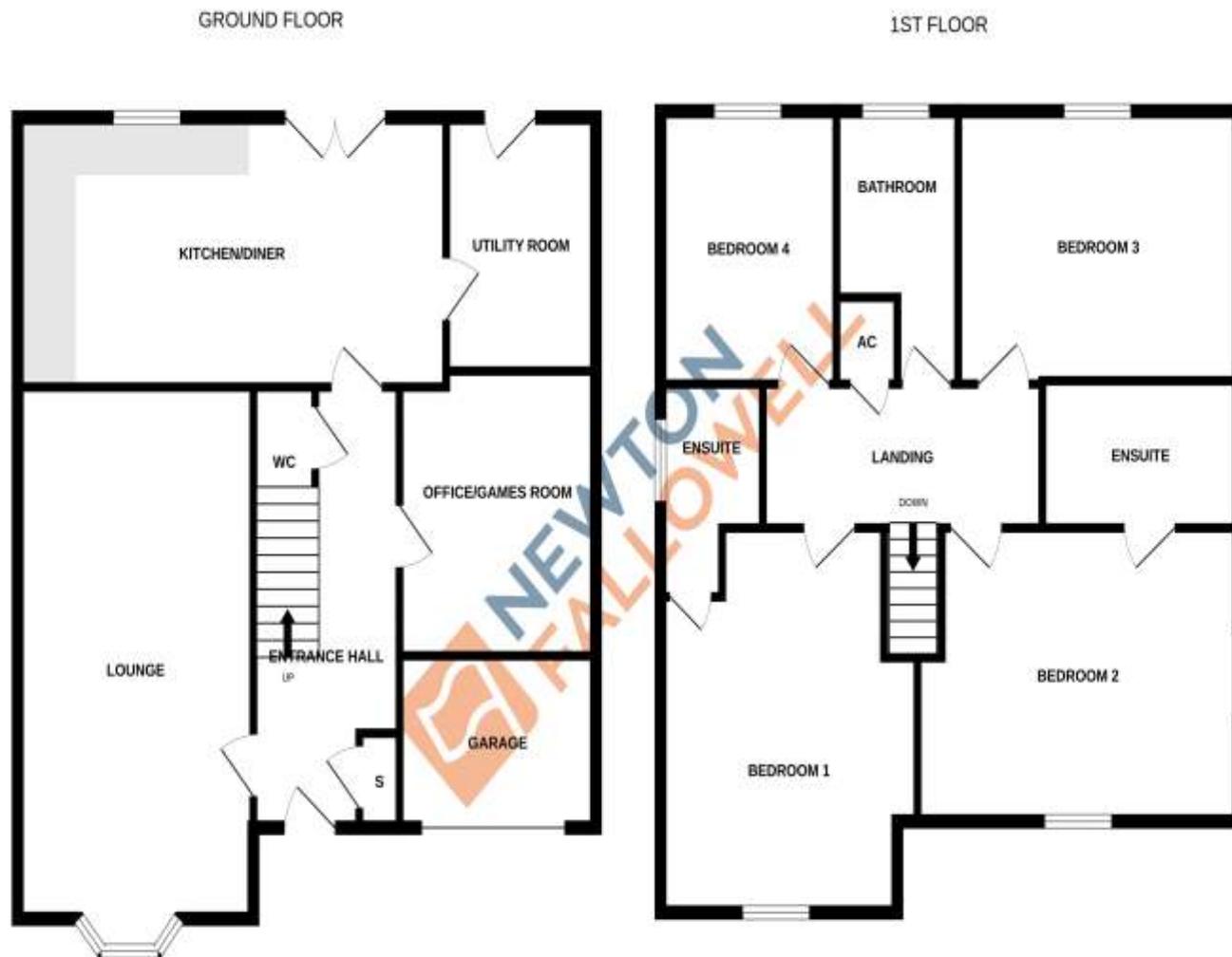
Family Bathroom

Games Room

Garden Bedroom







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		93 A
81-91	B	84 B	
69-80	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.