



21 Easton Close, Melton Mowbray, LE13 0RY

 **NEWTON FALLOWELL**

4 2 0

Key Features

- Modern Detached Family Home
- Four Bedrooms
- Cloakroom WC & Utility
- Open Plan Kitchen Dining Room
- Living Room & Study
- Bathroom & En-suite
- Detached Garage & ORP
- Enclosed Rear Garden
- EPC Rating B
- Freehold

£400,000





Parking Arrangements: Detached Garage & Driveway
Windows: Double Glazed
Heating: Gas Central Heating
Vendors Position: Buying on
Garden Orientation: Facing Rear
EPC Rating: B
Council Tax Band: E
Total Living Space: Approx 1440 sq ft

Situated on the North side of town is this modern detached family home having easy access to Nottingham and the A46. Offering generous living space with the benefit of uPVC double glazing and gas central heating, the accommodation comprises in brief, entrance hall, cloakroom WC, living room, study, a spacious open plan dining kitchen and utility room. On the first floor are four bedrooms, the main bedroom having an en-suite shower room and a four-piece family bathroom. There is a driveway providing off-road parking leading to a detached garage and gated access to an enclosed rear garden.

Accessed via the front door into the entrance hall, wood laminate flooring, under-stair storage cupboard, stairs rising to the first floor and door off to a cloakroom WC with a two-piece white suite. The living room has windows to the front and side aspects, TV point and radiator. There is a study with a window to the front aspect, ideal for those working from home and a particular feature is the spacious, open plan living, dining kitchen. A light and airy room with an array of wall and base units, complementary worktops, integrated appliances, a peninsula island housing the sink and drainer and a continuation of the wood laminate flooring through to the living space having space to dine, full length windows and two sets of French doors leading to the rear garden, and door through to a utility room having space and





plumbing for a washing machine and door to the side aspect. Stairs rising to the first-floor galleried landing with doors off to four bedrooms, the main bedroom having an en-suite shower room and a four piece family bathroom.

Outside to the front is a driveway providing off-road parking leading to a detached garage with an up and over door, power and light and courtesy door to the rear garden. Gated access to an enclosed rear garden having a paved patio, garden shed, and the remainder laid to lawn with timber panel fencing to the boundaries.



Entrance Hall

Cloakroom WC

Living Room 5.26m x 3.33m (17'4" x 10'11")

Study 2.64m x 2.03m (8'8" x 6'8")



Living, Dining, Kitchen 8.18m x 4.78m (26'10" x 15'8")

Utility Room 1.6m x 1.75m (5'2" x 5'8")

Bedroom One 4.39m x 3.35m (14'5" x 11'0")

En-suite 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		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.