



4 Vicarage Lane, Eaton, NG32 1SP

 **NEWTON FALLOWELL**



Key Features

- Semi-Detached House
- Two Double Bedrooms
- In Need of Some Updating
- Two Reception Rooms
- Kitchen & Utility
- Downstairs Bathroom
- Garage & Driveway
- Village Location
- EPC Rating - E
- Freehold

Offers in excess of £260,000





Situated in a most desirable village in the heart of the Vale of Belvoir is this semi-detached house in need of some updating but has lots of potential. Occupying a good-sized plot and having the benefit of oil-fired central heating, the accommodation comprises in brief, entrance porch, lounge, dining room, kitchen, utility and downstairs bathroom. On the first floor are two double bedrooms. There is a long driveway leading to the garage, a dwarf brick wall to the boundary, an area laid to gravel and an enclosed rear garden.

Front door into the entrance porch and further door into the lounge with a double-glazed bay window to the front aspect and stairs rising to the first floor. Door leading through to a good-sized kitchen having a window overlooking the covered passageway giving access to the garage and utility room and doors to the front and rear aspects. The kitchen is fitted with a range of wall and base units, roll top work surfaces, integrated oven and hob, space for appliances and feature brick archway leading through to the dining room with French doors leading to the rear garden and there is a fully tiled downstairs bathroom fitted with a white three-piece suite. From the lounge the stairs rise to the first-floor landing with doors off to two double bedrooms, both having fitted wardrobes. A long driveway provides ample off-road parking leading to the garage with an up and over door, power and light, a gravelled area, dwarf brick wall and hedging to the boundaries. The delightful enclosed rear garden has areas laid to lawn, crazy paving patio, a lovely array of mature shrubs and bushes, garden shed and fencing to the boundaries.





Entrance Porch 3.09m x 1.28m (10'1" x 4'2")

Lounge 4.63m x 3.65m (15'2" x 12'0")

Dining Room 3.71m x 2.34m (12'2" x 7'8")

Kitchen 4.5m x 2.6m (14'10" x 8'6")

Utility 3.09m x 1.28m (10'1" x 4'2")

Downstairs Bathroom 3.73m x 1.77m (12'2" x 5'10")

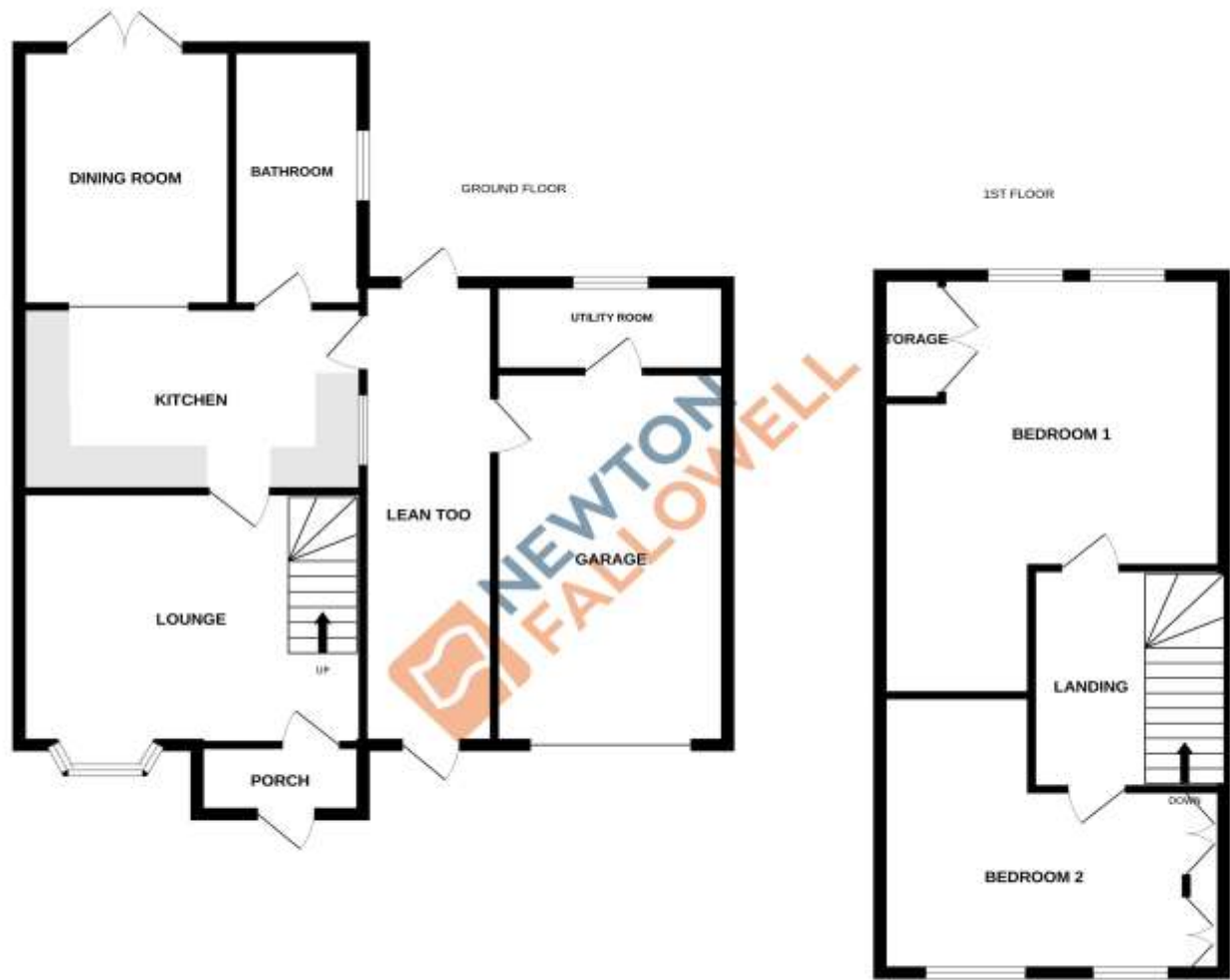
Bedroom One 3.71m x 4.21m (12'2" x 13'10")

Bedroom Two 3.65m x 2.64m (12'0" x 8'8")

Garage







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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: B

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.