



14 Denton Rise, Melton Mowbray, LE13 1EU

 **NEWTON FALLOWELL**

5 2 4

Key Features

- Extended Detached Home
- Five Bedrooms
- Four Reception Rooms
- Breakfast Kitchen
- Downstairs Bathroom
- Family Bathroom
- Garage & Driveway
- Substantial Corner Plot
- EPC Rating B
- Freehold

£425,000





Parking Arrangements: Driveway & Garage
Windows: Double Glazed
Heating: Gas central heating
Vendors Position: Buying On
Garden Orientation: Northeast
EPC Rating: B
Council Tax Band: B
Total Living Space: Approx 1798 sq ft

Occupying a good sized corner plot, this substantial and extended family home has a wealth of versatile accommodation comprising, entrance hall, front living room, rear lounge, playroom, dining room/office, breakfast kitchen and downstairs bathroom. On the first floor are five generous bedrooms and a family bathroom. There is a gravelled frontage providing off-road parking, a detached garage and driveway at the rear and an enclosed rear garden.

Accessed via the front door into the entrance hall with a tiled floor, vertical radiator, and door off to a downstairs bathroom having a fully tiled white three-piece suite. Further door leading into the front living room with stairs rising to the first floor, a bow window to the front aspect, a wood burning stove with a wooden surround and hearth, TV point and door through to the breakfast kitchen fitted with a modern range of wall and base units, complementary worktops, sink and drainer, tiled splashbacks, a Range cooker with an extractor hood above, integrated appliances, space and plumbing for a washing machine and freestanding fridge freezer, tiled floor, spotlighting to the ceiling, feature archway through to a breakfast bar with seating, storage cupboard and door through to the rear lounge. A spacious room with a window to the rear aspect, a fireplace with surround and hearth and inset coal effect fire, TV point and double doors through to a playroom with a bow window to the front aspect. There is a dining room with a window and patio doors opening on to the rear garden currently used as a study/office





From the front living room, stairs rise to the first-floor landing with doors off to five good sized bedrooms and a family bathroom fitted with a white three-piece suite. The enclosed rear garden has paved seating areas, garden shed, the majority laid to lawn with mature shrubs and bushes.

Entrance Hall

Front Living Room 3.91m x 5.27m (12'10" x 17'4")

Rear Lounge 2.78m x 6.36m (9'1" x 20'11")

Playroom 2.47m x 4.21m (8'1" x 13'10")

Dining Room/ Office 2.98m x 3.96m (9'10" x 13'0")

Breakfast Kitchen 3.18m x 8.55m (10'5" x 28'1")

Downstairs Bathroom

Bedroom One 3.05m x 4.02m (10'0" x 13'2")

Bedroom Two 2.32m x 3.09m (7'7" x 10'1")

Bedroom Three 2.22m x 2.98m (7'4" x 9'10")

Bedroom Four 2.8m x 2.89m (9'2" x 9'6")

Bedroom Five 2.64m x 4.11m (8'8" x 13'6")

Family Bathroom







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		
81-91	B	81 B	83 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: 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.