



30 Stonestyle Gardens, Sandy Lane, Scalford

Melton Mowbray

£200,000

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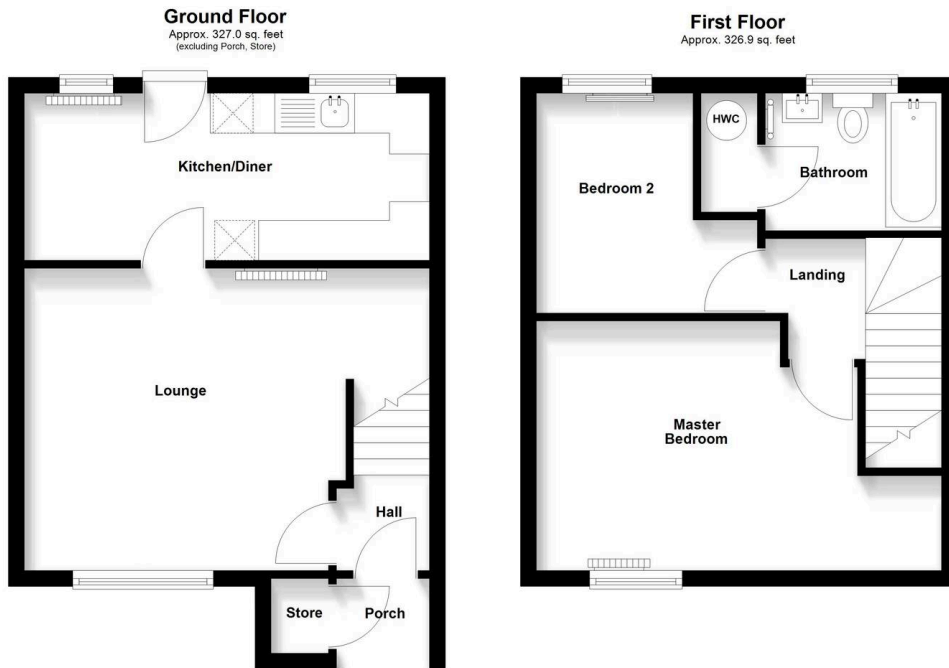
Scalford, Melton Mowbray

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Total area: approx. 653.9 sq. feet

- Semi-detached home
- Two bedrooms
- No upward chain
- Rural village location
- High heat retention electric heating.
- Cul-de-sac position
- Off road parking
- Enclosed rear garden
- Stunning view to countryside to the rear



SCALFORD

The village of Scalford is located a short distance to the north of Melton Mowbray and has a thriving village Primary School, public house 'The Kings Arms', parish church, village hall and has a great village community. Scalford is situated on the Jubilee Way footpath from Melton Mowbray to Belvoir Castle, and is a 'stop off' for walkers between Melton and the Vale of Belvoir.

EPC RATING

The property has an EPC rating of D; for further information and to see the full report please visit: <https://www.gov.uk/findenergy-certificate> and use the postcode when prompted.

FRONTAGE AND PARKING

The frontage is mainly laid to a block paved parking area with shrubs to border and a gated entry to the left side of the plot provides private access to the rear garden with space for bin storage at the side of the plot.

RECESSED PORCH

3' 10" x 3' 1" (1.17m x 0.94m)

Open to the front elevation and with access at the side to a useful lockable outside store measuring 0.94 x 0.72m.

ENTRANCE HALL

4' 9" x 3' 10" (1.45m x 1.17m)

With ceiling light, twin electric consumer units, access to the lounge and with staircase to the first floor.

LOUNGE

13' 3" x 12' 5" (4.03m x 3.79m)

A spacious room with additional under-stairs space, Upvc window to the front elevation and ceiling light plus Dimplex Quantum HHR (high heat retention) programmable storage heater.

KITCHEN/DINER

16' 8" x 6' 10" (5.08m x 2.09m)

The kitchen area fitted with modern units, worktops and with space for fridge/freezer washing machine





KITCHEN/DINER

16' 8" x 6' 10" (5.08m x 2.09m)

The kitchen area fitted with modern units, worktops and with space for fridge/freezer, washing machine, cooker and either dishwasher or tumble dryer. Space for table and Upvc door and windows to the rear elevation overlooking the garden. Dimplex Quantum HHR heater.

FIRST FLOOR LANDING

7' 3" x 4' 11" (2.21m x 1.51m)

With access to both of the bedrooms and also to the bathroom. Ceiling light point and loft access hatch.

MASTER BEDROOM

16' 8" x 10' 3" (5.08m x 3.13m)

A good sized double room with Upvc window to the front elevation, ceiling light and Dimplex Quantum HHR heater.

BEDROOM TWO

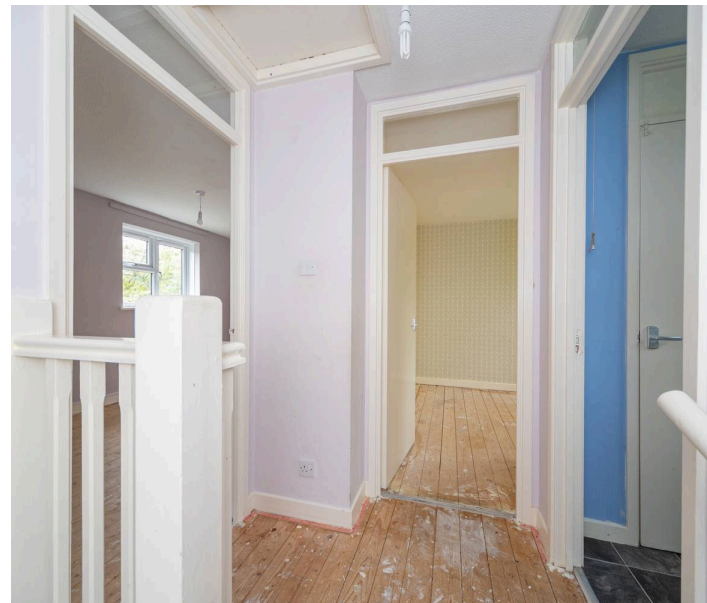
9' 1" x 9' 1" (2.76m x 2.76m)

A lovely second room overlooking the rear garden and with a quite stunning view over meadow at the rear and for quite some distance beyond over surrounding countryside. Ceiling light, Dimplex electric heater and ceiling light.

BATHROOM

7' 3" x 5' 8" (2.21m x 1.72m)

With a three piece white suite including bath with electric shower, wash basin and WC, Electric towel rail and built in airing cupboard housing the hot water cylinder. Upvc window to the rear elevation, extractor fan and ceiling light.





MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

MONEY LAUNDERING ACT AND I.D CHECKS

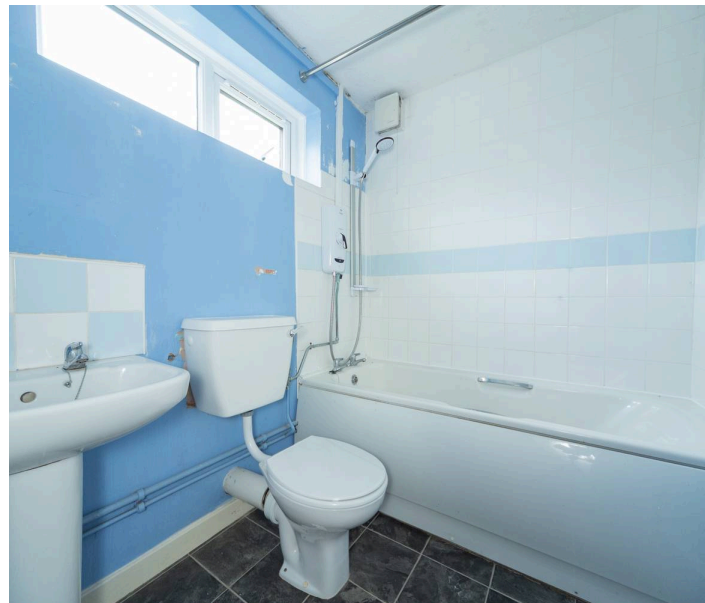
If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a charge of £79.99 plus VAT for these checks.

PLOT & FLOOR PLANS

Purchasers should note that the floor/plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions, boundary ownership or other details by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.





FRONT GARDEN

The frontage is mainly laid to a block paved parking area with shrubs to border and a gated entry to the left side of the plot provides private access to the rear garden with space for bin storage at the side of the plot.

REAR GARDEN

Mainly turfed with paving interspersed. Mixed fencing and or hedging to the boundaries.

DRIVEWAY

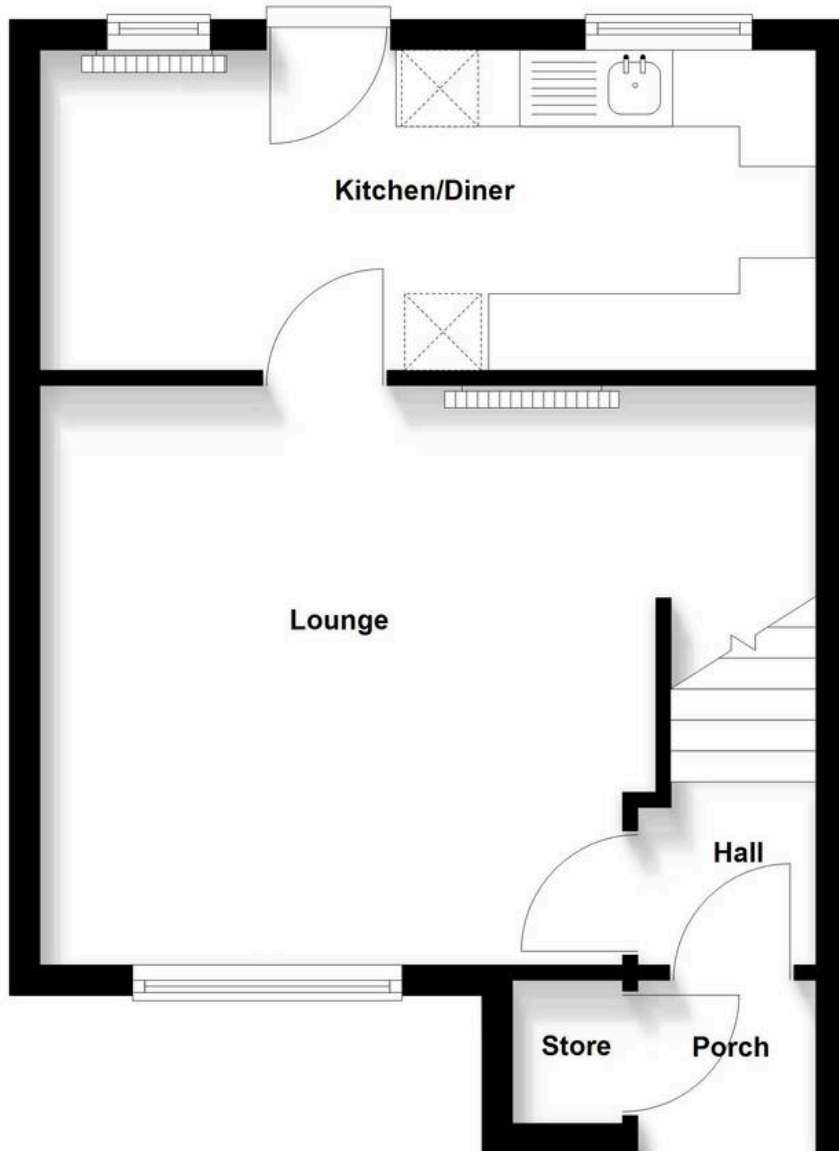
1 Parking Space

Laid to block paving to the property's immediate frontage.



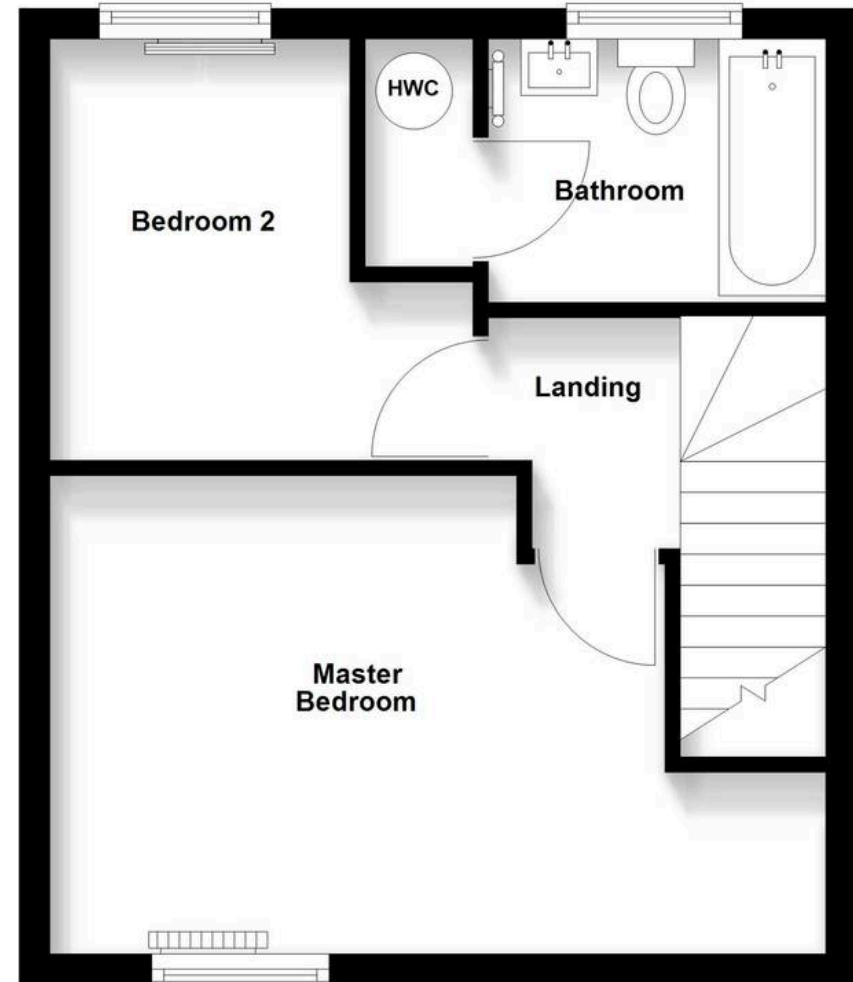
Ground Floor

Approx. 327.0 sq. feet
(excluding Porch, Store)



First Floor

Approx. 326.9 sq. feet



Total area: approx. 653.9 sq. feet



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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.