



43 Hawthorn Drive, Melton Mowbray, LE13 0PQ

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Semi-Detached House
- Three Bedrooms
- Living Room
- Dining Kitchen
- Family Bathroom
- Cul-de-sac Location
- Driveway Off-Road Parking
- Close to Local Amenities
- EPC Rating TBC
- Freehold

OIRO £230,000





Parking Arrangements: Driveway
Windows: Double Glazed
Heating: Gas Central Heating
Vendors Position: Buying on
Garden Orientation: East Facing Rear
EPC Rating: TBC
Council Tax Band: B
Total Living Space: Approx 615 sq ft

Situated in a popular residential area on the North side of town in a pleasant cul-de-sac, and within walking distance of many local amenities is this three bedroom semi-detached family home. Benefiting from uPVC double glazing and gas central heating, the accommodation comprises in brief, entrance hall, living room and dining kitchen, stairs rising to the first floor with doors off to three bedrooms and a family bathroom. Outside to the front is a driveway providing off-road parking and gated access to an enclosed rear garden.

Accessed via a double glazed door with storm porch into the entrance hall, stairs rising to the first floor and door into a good sized living room having a double glazed window to the front aspect, two radiators, wooden flooring, a fireplace with a wooden mantle above, TV point and door through to the dining kitchen. The kitchen area is fitted with a range of wall and base unit, straight edge wooden worktops, sink and drainer, tiled splashbacks, a freestanding cooker with a stainless steel extractor hood above, space and plumbing for a washing machine and fridge freezer, tiled flooring, radiator, space to dine, under-stair storage cupboard and a double glazed window and door to the rear aspect. Stairs rising to the first-floor landing with a built-in over stairs cupboard and access to an insulated loft area. Doors off to three bedrooms and a fully tiled family bathroom having a modern, white three piece suite comprising a low flush WC, wash hand basin and bath with an overhead shower and shower screen.





Outside to the front is a driveway providing off-road parking, courtesy lighting and side gated access to the enclosed rear garden with a paved patio, an area laid to lawn with flower and shrub borders. There is a raised decked seating area, a greenhouse, outside tap, courtesy lighting and timber panelled fencing to the boundaries.

Entrance Hall



Living Room 15'9" x 10'4" (4.8m x 3.1m)

Dining Kitchen 13'8" x 9'2" (4.2m x 2.8m)

Bedroom One 13'8" x 9'3" (4.2m x 2.8m)

Bedroom Two 9'9" x 7'0" (3m x 2.1m)

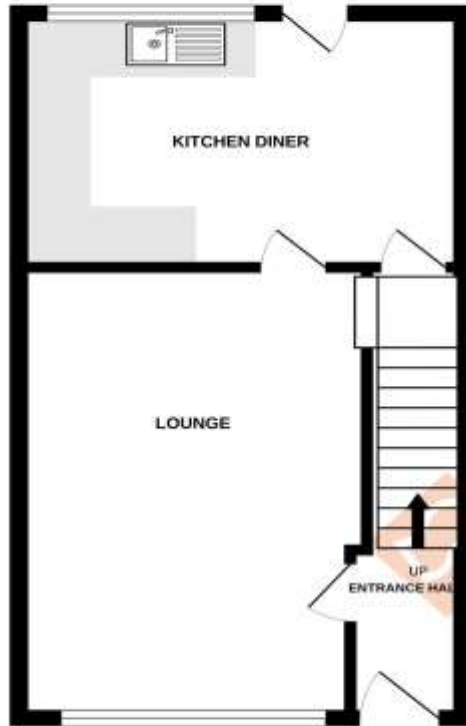
Bedroom Three 6'9" x 6'4" (2.0m x 1.90m)

Bathroom 7'0" x 5'8" (2.1m x 1.7m)





GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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.
Made with Metropia 620E

AWAITING EPC

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 £55 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.