



20 Ford Close, Melton Mowbray, LE13 1GD

 **NEWTON FALLOWELL**



2 1 1

## Key Features

- Modern Terraced House
- Affordable Housing Scheme, Section 106
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Bathroom
- Enclosed Rear Garden
- Open Countryside Views
- EPC Rating B
- Freehold

Fixed price £180,000



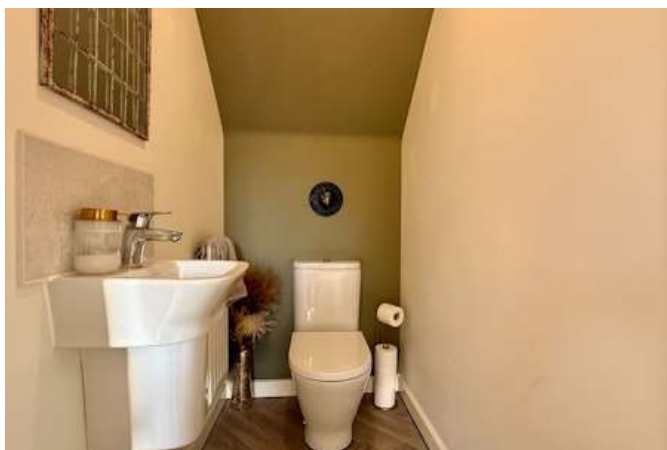


Parking Arrangements: Allocated Parking for 2 cars  
 Windows: uPVC Double Glazed  
 Heating: Gas  
 Vendors Position: Buying On  
 Garden Orientation: North Facing Garden  
 EPC Rating: B  
 Council Tax Band: B

Offering an ideal opportunity to get on the housing ladder and purchase this nearly new mid-terrace house being sold under the Affordable Housing Scheme, Section 106, which means you pay just 80% of the market value.

Any person wishing to purchase this property needs to be a first time buyer, and the property can only be sold at 80% of the market value, not for rental, and potential buyers have to meet the wage cap eligibility.

This modern mid-terraced home is situated on the outskirts of Melton Mowbray on the Stapleford Heights development having been built by Bloor Homes. The accommodation comprises in brief, entrance hall, cloakroom WC, living room and fitted kitchen. On the first floor are two good sized bedrooms and a family bathroom. There is allocated parking for two cars and an enclosed rear garden.



Accessed via a double-glazed door into the entrance hall with stairs rising to the first floor and door leading through to the living room with parquet style wooden flooring, a double-glazed window to the front aspect with a fitted blind, radiator and TV point. A modern fitted dining kitchen having a good range of wall and base units, complementary worktops, sink and drainer, integrated oven and hob with a stainless-steel splashback and extractor hood above, space to dine, radiator with a decorative cover, a continuation of the parquet style wooden flooring, window with a fitted blind and door to the rear aspect.





Further door off to a cloakroom WC fitted with a modern two-piece white suite. Stairs rising to the first-floor landing with doors off to two double bedrooms and a family bathroom fitted with a contemporary three-piece white suite comprising a low flush WC, wash hand basin and bath with an overhead shower and shower screen and a heated towel rail.

Outside to the front is a driveway providing off-road parking for two cars. The rear garden is mainly laid to lawn with a storage shed, gated access at the rear and timber panel fencing to the boundaries.



Entrance Hall

Cloakroom WC

Living Room 4.14m x 3.13m (13'7" x 10'4")

Dining Kitchen 3.2m x 3.06m (10'6" x 10'0")

Bedroom One 4.25m x 3.08m (13'11" x 10'1")

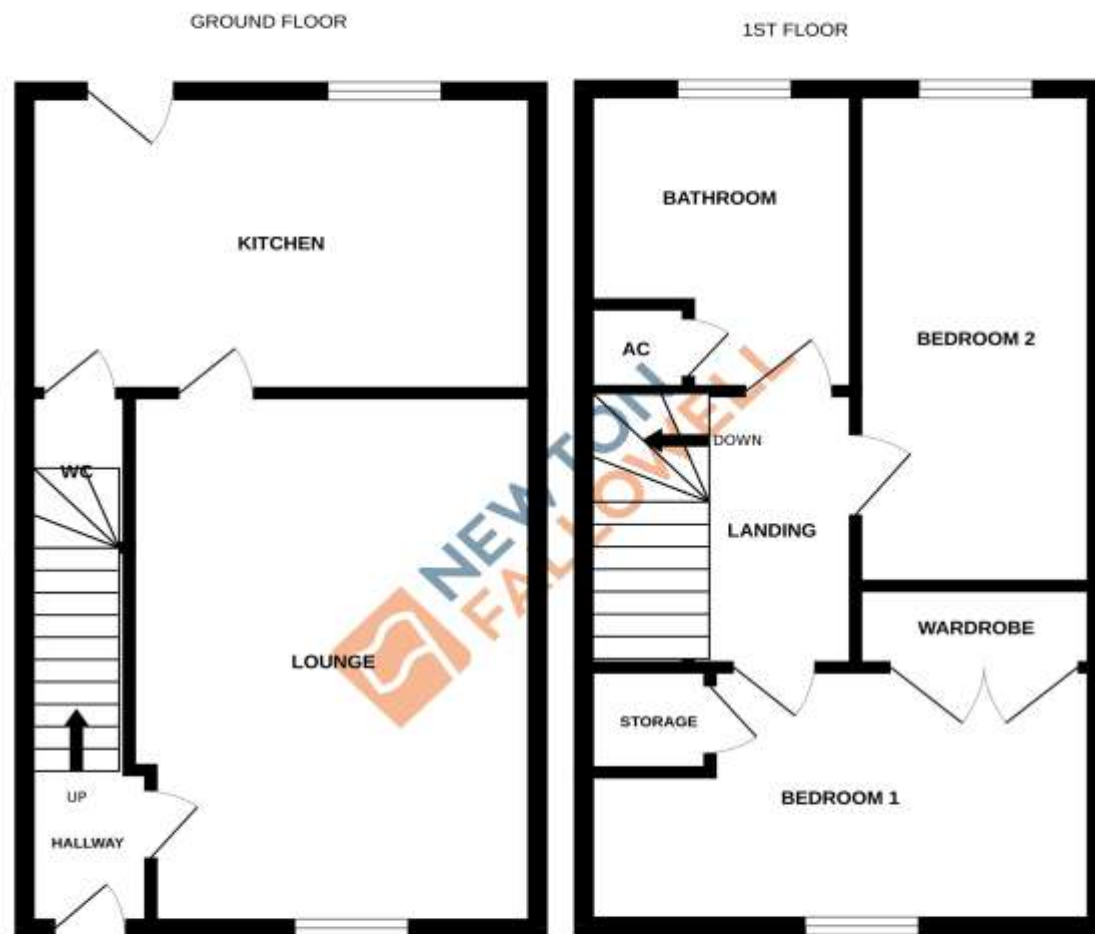
Bedroom Two 4.18m x 2.85m (13'8" x 9'5")

Bathroom

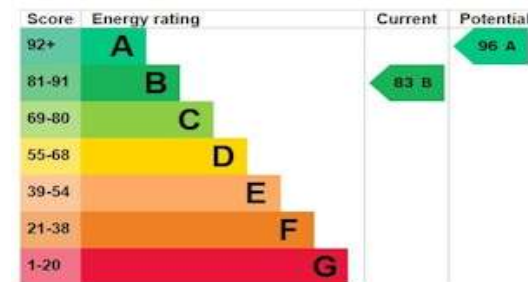








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.