



17 Mortimer Road, Melton Mowbray, LE13 1TN

 **NEWTON FALLOWELL**



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## Key Features

- Semi-Detached Bungalow
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Fully Tiled Shower Room
- Detached Garage & Driveway
- Quiet Cul-de-sac location
- Close to Melton Country Park
- EPC Rating D
- Freehold

Offers over £230,000





Parking Arrangements: Garage & Driveway  
 Windows: uPVC Double Glazed  
 Heating: Gas  
 Vendors Position: Buying On  
 Garden Orientation: East Facing  
 EPC Rating: D  
 Council Tax Band: B  
 Total Living Space: Approx 551 sqft

Offering a rare opportunity to acquire this well presented two bedroom semi-detached bungalow which is ideally located in a very popular residential area in a quiet cul-de-sac having been neutrally decorated throughout. The property is convenient for many local amenities and Melton Country Park and comprises in brief, entrance porch, hallway, living room, fitted kitchen, two bedrooms and a fully tiled shower room. The gardens are designed for low maintenance and there is a driveway providing off-road parking and a detached garage.

Accessed via a double-glazed door to the side aspect into an entrance porch and door through to the hallway with a built-in storage cupboard housing the wall mounted Glow Worm central heating boiler, meters and fuse box. There is a loft hatch giving access to an insulated loft and door leading through to a good-sized living room with a double-glazed window to the front aspect, a fireplace with a wooden surround and hearth and TV point. The kitchen is fitted with a range of wall and base units, roll top work surfaces, one and a half bowl sink and drainer, tiled splashbacks, space for a freestanding electric cooker, plumbing for a washing machine, fridge freezer, tiled floor, storage cupboard with shelving and a window to the front aspect. From the hallway are doors

leading to two bedrooms, the main bedroom having fitted wardrobes along one wall and a fully tiled shower room fitted with a three-piece white suite comprising a low flush WC, wash hand basin set in a vanity unit and shower cubicle with tiled flooring.

Outside to the front is designed for low maintenance with a shingled area, courtesy lighting and a block paved driveway providing off-road parking leading to a detached garage with double opening doors, power and light. Gated access to an enclosed, paved rear garden with a brick wall boundary at the rear.

Entrance Porch & Hallway

Living Room 16'3" x 10'7" (5m x 3.2m)

Kitchen 8'8" x 8'6" (2.6m x 2.6m)

Bedroom One 11'7" x 10'7" (3.5m x 3.2m)

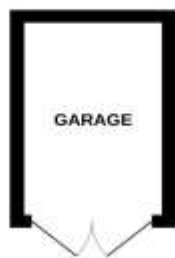
Bedroom Two 8'9" x 8'0" (2.7m x 2.4m)

Shower Room 6'0" x 5'4" (1.8m x 1.6m)

Detached Garage 15'8" x 8'0" (4.8m x 2.4m)



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	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.