



29 Newport Avenue, Melton Mowbray, LE13 1TP

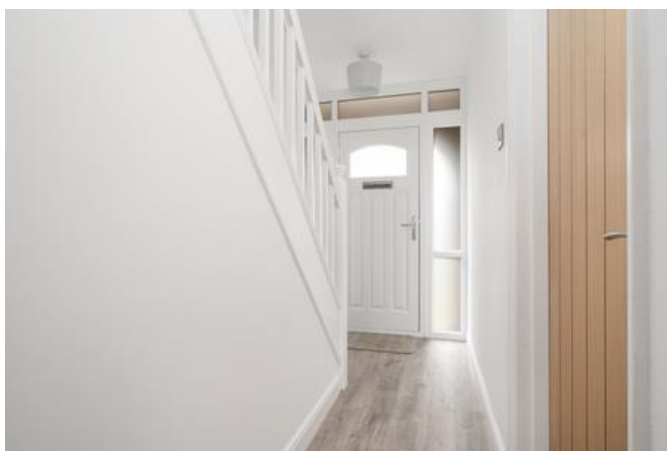
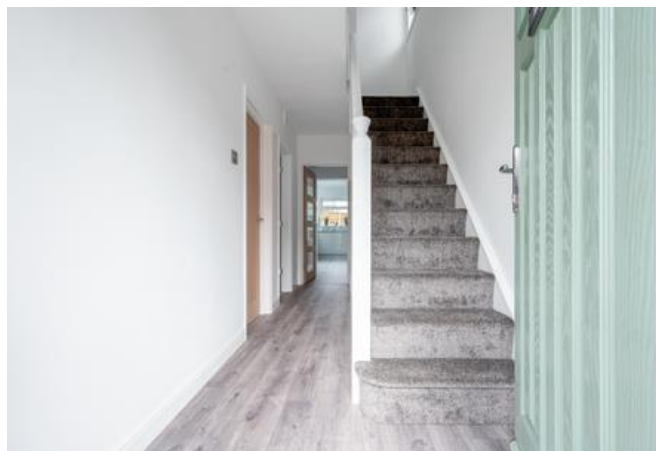
 **NEWTON FALLOWELL**

3 1 2

## Key Features

- Well Presented Extended Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Dining Kitchen
- Utility Room
- Family Bathroom
- Enclosed Rear Garden
- ORP for 2-3 cars at rear
- EPC Rating D
- Freehold

£280,000





This beautifully presented three-bedroom semi-detached house has been extended and renovated to a high specification and has the benefit of off-road parking for two to three cars at the rear of the property. Situated on the North side of town close to many local amenities, the accommodation comprises in brief, entrance hall, living room, dining area, extended dining kitchen and utility room. On the first floor are three bedrooms and a family bathroom. There is an enclosed rear garden which is mainly laid to lawn with fenced boundaries and gated access to a driveway at the rear of the property providing off-road parking for two to three cars.

Accessed via the front door into the entrance hall with wood laminate flooring, stairs rising to the first floor and under stair storage cupboard housing the gas and electric meters and newly re-fitted fuse box. Door through to the living room with a double-glazed bay window to the front aspect, sliding glazed doors lead to the dining area with wood laminate flooring, television point and integrated storage opening through to a superb fitted open plan dining kitchen with double glazed patio doors and window to the rear aspect and a roof skylight providing lots of natural light. The newly fitted kitchen has a good range of wall and base gloss units, marble effect work tops, one and a half sink and drainer, induction hob with an extractor hood above, tiled splashbacks, integrated dishwasher and fridge freezer, eye level Bosch oven and grill, spotlighting to the ceiling, wood laminate flooring and space to dine. The utility area has a continuation of the wall and base units, marble effect work tops, tiled splashbacks, space and plumbing for a washing machine and door to the side aspect. Stairs rising to the first floor landing with doors off to the bedroom accommodation and a fully tiled bathroom with a three piece suite comprising a low flush WC, wash hand basin and bath with an overhead shower and shower screen, chrome heated towel rail and an obscure window.



The enclosed rear garden is mainly laid to lawn with fencing to the boundaries and gated access to a substantial hardstanding providing off-road parking for 2-3 cars which is accessed off Eastfield Avenue.

Entrance Hall

Living Room 4.04m x 3.28m (13'4" x 10'10")

Dining Area 2.84m x 3.28m (9'4" x 10'10")

Dining Kitchen 4.83m x 3.48m (15'10" x 11'5")

Utility Room 1.88m x 1.66m (6'2" x 5'5")

First Floor Landing

Bedroom One 3.47m x 3.27m (11'5" x 10'8")

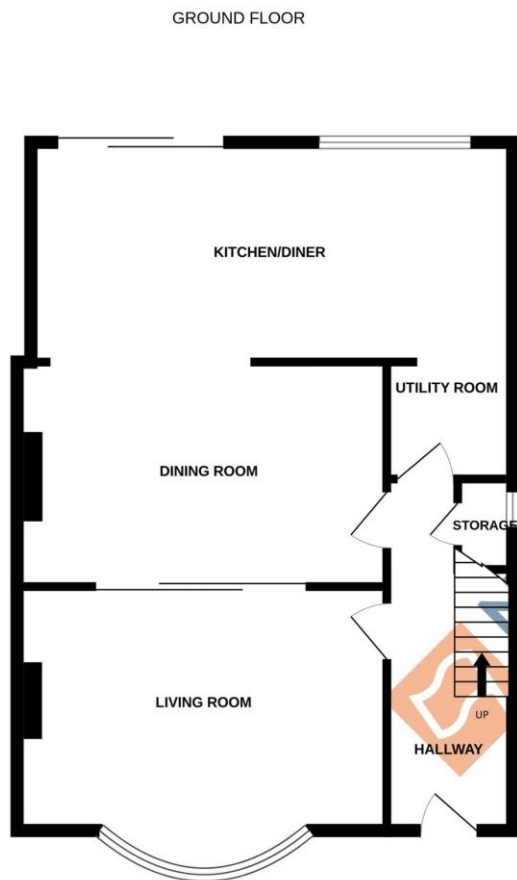
Bedroom Two 3.27m x 3m (10'8" x 9'10")

Bedroom Three 2.36m x 1.66m (7'8" x 5'5")

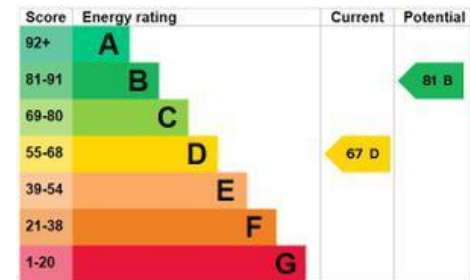
Family Bathroom







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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The graph shows this property's current and potential energy rating.

#### COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council  
Council Tax Band: C

#### 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.