



34 Boyd Road, Melton Mowbray, LE13 0RH

 **NEWTON FALLOWELL**

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Key Features

- Modern End Terrace House
- Two Double Bedrooms
- Living Room
- Dining Kitchen
- Cloakroom WC
- Family Bathroom
- Off-Road Parking
- Enclosed Rear Garden
- EPC Rating B
- Freehold

£220,000





Situated in a most desirable residential area on the North side of Melton Mowbray is this modern end terrace house. Offering an ideal opportunity for the first time buyer or investor, the accommodation comprises in brief, entrance hall, cloakroom WC, living room and dining kitchen. On the first floor are two double bedrooms and a family bathroom. Outside to the front is an area laid to lawn, allocated parking and gated access to an enclosed rear garden having a paved patio seating area, the remainder laid to lawn, garden shed and timber panel fencing to the boundaries.

Accessed via a double-glazed door into the entrance hall with wood laminate flooring, stairs rising to the first floor and door leading through to the living room with a window to the front aspect, under-stair storage cupboard and door off to a cloakroom WC with a two-piece suite comprising a low flush WC and wash hand basin and wood laminate flooring. A fitted dining kitchen with an array of wall and base units, straight edge wooden work tops and splashbacks, sink and drainer, integrated oven and four ring gas hob, space and plumbing for a washing machine and fridge freezer, space to dine, wood laminate flooring and French doors with full length side windows having fitted blinds to the rear aspect. Stairs rising to the first floor with loft access and doors off to two double bedrooms and a contemporary family bathroom. Outside to the front is allocated parking and gated access to an enclosed rear garden.





Entrance Hall

Cloakroom WC 1.04m x 1.39m (3'5" x 4'7")

Living Room 4.57m x 3.18m (15'0" x 10'5")



Dining Kitchen 4.15m x 2.64m (13'7" x 8'8")

Bedroom One 4.17m x 3.38m (13'8" x 11'1")

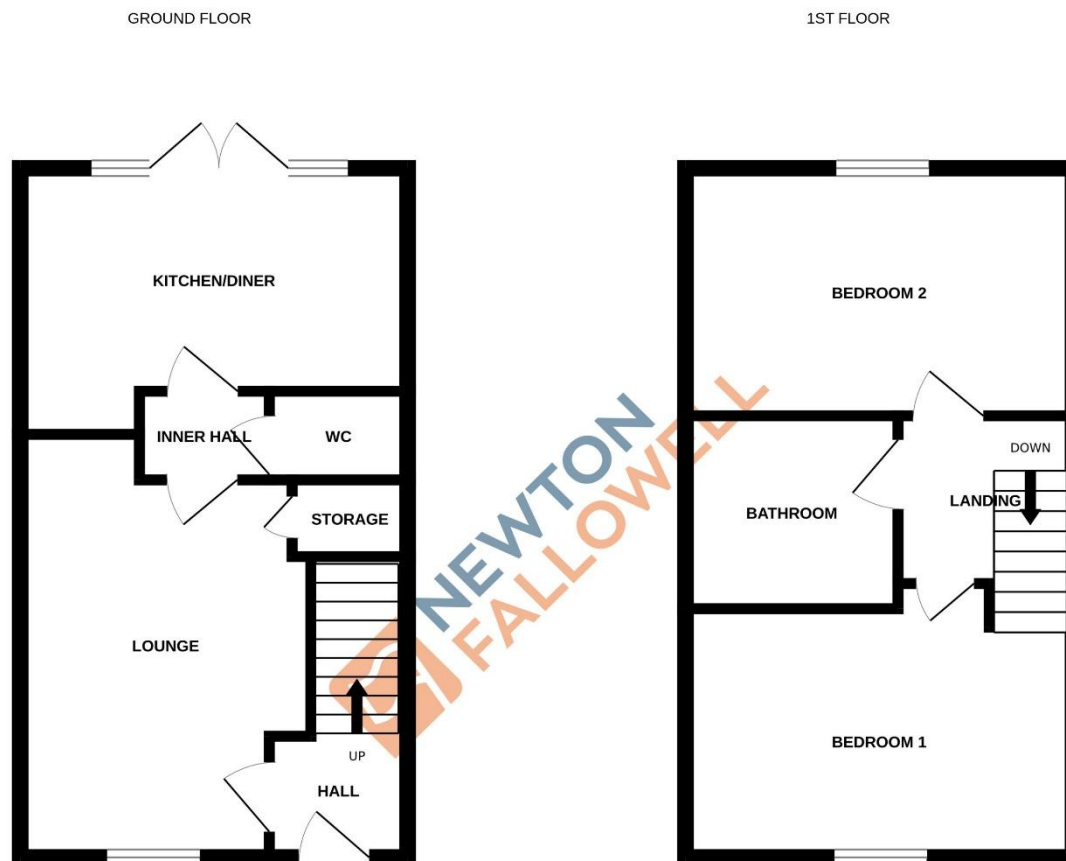
Bedroom Two 4.2m x 2.76m (13'10" x 9'1")



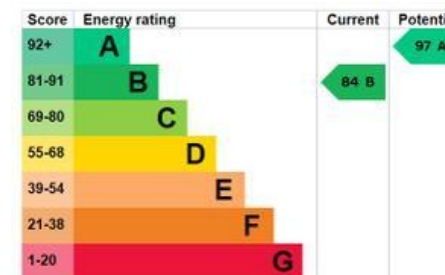
Family Bathroom 2m x 2.18m (6'7" x 7'2")







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 £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.