



18 Avon Road, Melton Mowbray, LE13 0EJ

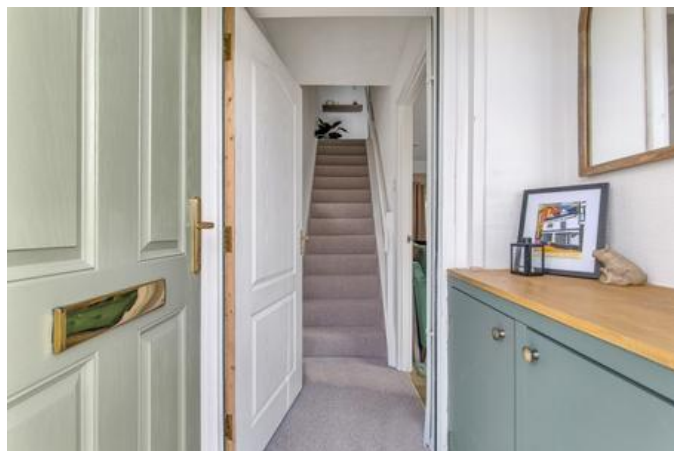
 **NEWTON FALLOWELL**

4 2 1

Key Features

- Extended Semi-Detached House
- Four Bedrooms
- Open Plan Dining Kitchen
- Living Room
- Re-fitted Bathroom & Downstairs Shower Room
- Off-Road Parking
- Enclosed Rear Garden
- EPC Rating D
- Freehold

£250,000





A spacious and extended semi-detached family home situated in a popular residential area close to many local amenities and good schools. The accommodation comprises in brief, entrance porch, lounge, dining kitchen, utility room, downstairs bedroom and shower room. On the first floor are three further bedrooms and a family bathroom. There is a driveway providing off-road parking and an enclosed rear garden.

Accessed via a double-glazed door into the entrance porch and further door into an inner hallway with stairs rising to the first floor and door off to the lounge. A good-sized living room with a window to the front aspect, TV point, wood laminate flooring and spotlighting to the ceiling, opening into a dining area with a continuation of the wood laminate flooring, vertical radiator and sliding patio doors to the rear aspect. The kitchen is fitted with an array of wall and base units, wooden worktops, tiled splashbacks, an 'L' shaped peninsular island with a fitted sink and mixer tap, an integrated eye level electric oven, microwave and four ring hob with an extractor above, space and plumbing for a washing machine and dishwasher, a useful walk-in pantry and a utility room having fitted shelving and space for a tumble dryer. Door through to a generous sized downstairs bedroom and shower room which could be used for an elderly relative or growing teenager. Stairs rising to the first-floor landing with loft access and doors off to three bedrooms and a contemporary fitted bathroom suite. Outside to the front is an area laid to lawn and a driveway providing off-road parking. The enclosed rear garden has a paved patio, and the majority laid to lawn, mature shrubs and bushes, garden shed, and timber panel fencing to the boundaries.



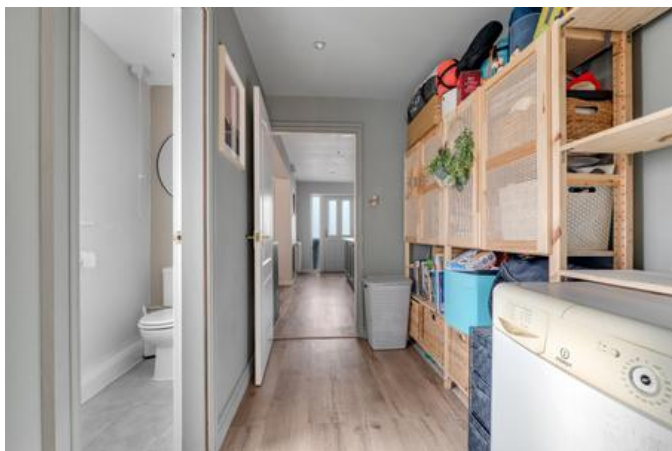


Entrance Porch

Lounge 4.75m x 3.25m (15'7" x 10'8")

Dining Kitchen 7.5m x 3m (24'7" x 9'10")

Utility Room



Bedroom Four 8m x 2.6m (26'2" x 8'6")

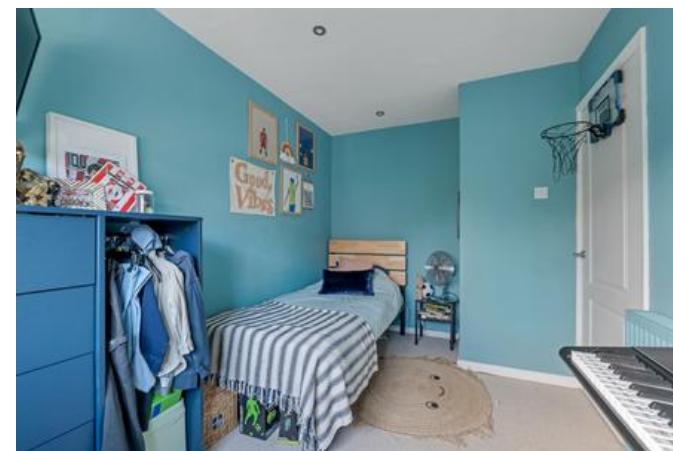
Downstairs Shower Room

Bedroom One 3.6m x 3.1m (11'10" x 10'2")

Bedroom Two 3.6m x 2.35m (11'10" x 7'8")

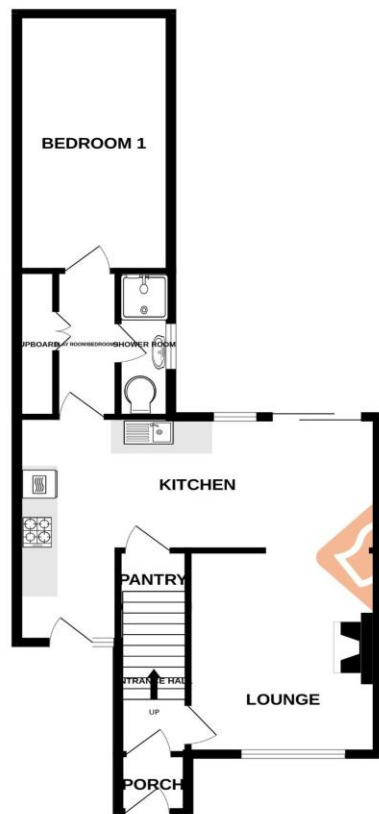
Bedroom Three 4.4m x 1.7m (14'5" x 5'7")

Family Bathroom





GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.