



3 Woodland Avenue, Melton Mowbray, LE13 1DZ

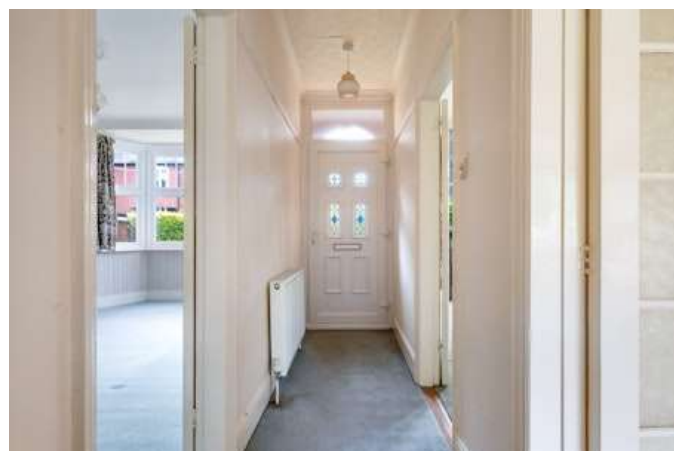
 **NEWTON FALLOWELL**

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## Key Features

- Detached House
- Three/Four Bedrooms
- Two Reception Rooms
- Kitchen & Rear Lobby
- Study/Bedroom Four
- Shower Room & Bathroom
- Close to Town Centre
- Good Sized Enclosed Rear Garden
- EPC Rating E
- Freehold

**Offers over £360,000**





Offered for sale with no upward chain is this spacious detached family home situated on a 'no through' road within walking distance of the town centre. Occupying a good-sized plot with a large, enclosed rear garden, the accommodation comprises in brief, entrance hall, living room, dining room, kitchen, rear lobby, study/ bedroom four, and a shower room. On the first floor are three double bedrooms and a family bathroom with a four-piece suite. There is pedestrian access to the front door and side gated access to the rear garden.

Pedestrian access to the front door into the entrance hall with stairs rising to the first floor and door off to the living room. A spacious room having a bay window to the front aspect, wall lights, fireplace with an electric log effect fire, wooden mantle and marble hearth. The dining room has a bay window to the front aspect, a feature cast iron fireplace with a coal effect gas fire, a wooden mantle and marble hearth. A good-sized kitchen which is in need of some updating with a window to the rear aspect and door off to the rear lobby. There are wall and base units, roll top work surfaces, tiled splashbacks, sink and drainer, a freestanding cooker, space for further appliances, wood laminate flooring, serving hatch through to the dining room, and pantry housing the gas central heating boiler. Door leading to the rear lobby with half glazed double doors and windows either side leading to the rear garden, tiled flooring and doors off to a shower room and a study/office/ bedroom four having two double glazed windows to the rear and side aspects and wood laminate flooring.



Stairs rising to the first floor landing with loft access and doors off to three double bedrooms and a family bathroom having a four piece suite comprising a low flush WC, wash hand basin set in a vanity unit, bath and separate shower cubicle, half tiling to walls and chrome heated towel rail.



The enclosed rear garden is a particular highlight of the property with a fenced off paved patio and steps down to a well tended lawned garden having a vast array of mature shrubs, bushes and trees, hedging to the boundaries, a brick built storage shed, outside tap and courtesy light.

Entrance Hall

Living Room 3.51m x 5.54m (11'6" x 18'2")



Dining Room 3.48m x 4.39m (11'5" x 14'5")

Kitchen 3.35m x 4.17m (11'0" x 13'8")

Rear Lobby 2.01m x 1.42m (6'7" x 4'8")

Study/Bedroom Four 2.95m x 2.24m (9'8" x 7'4")



Bedroom One 4.11m x 3.61m (13'6" x 11'10")

Bedroom Two 3.25m x 3.63m (10'8" x 11'11")

Bedroom Three 3.15m x 2.36m (10'4" x 7'8")

Bathroom 3.23m x 2.03m (10'7" x 6'8")





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             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 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: D

#### 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.