



38 Princess Drive, Melton Mowbray, LE13 0DJ

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Well Presented Mid Terrace House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Modern Bathroom
- Open Views to the Rear
- South Facing Rear Garden
- EPC Rating C
- Freehold

£210,000





Offering an ideal opportunity for the first time buyer or investor is this very well presented three-bedroom mid terrace house which is located on the South side of Melton Mowbray and backs on to open fields off Kirby Lane. Having the benefit of uPVC double glazing and gas central heating, the accommodation comprises in brief, entrance porch, living room and fitted dining kitchen. On the first floor are three bedrooms and a family bathroom. There is a lawned garden to the front of the property and a large South facing rear garden.

Accessed via a double glazed door into the entrance porch with a window to the front aspect and door into a generous sized living room, window to the front aspect having a fitted blind, an inset wood burning stove with a wooden mantle above, wood laminate flooring and stairs rising to the first floor. Door through to a modern, fitted dining kitchen with a window to the rear aspect, an array of wall and base units, straight edge wooden work tops, sink and drainer, tiled splashbacks, integrated oven and hob with a stainless-steel extractor hood above. space and plumbing for a washing machine, dishwasher and freestanding fridge freezer, spotlighting to the ceiling, storage cupboard, space to dine and door to the rear aspect. From the living room, stairs rising to the first floor landing with loft access and doors off to two double and one single bedroom and a bathroom fitted with a three piece suite comprising a low flush WC, wash hand basin set in a vanity unit and bath with an overhead shower and a heated towel rail.

There is a passageway giving access to a large enclosed South facing rear garden with a covered decked seating area, the remainder laid to lawn and gravel, a garden shed and timber panel fencing to the boundaries.



Entrance Porch

Living Room 4.92m x 3.78m (16'1" x 12'5")

Dining Kitchen 4.89m x 3.03m (16'0" x 9'11")



Bedroom One 3.08m x 1.37m (10'1" x 4'6")

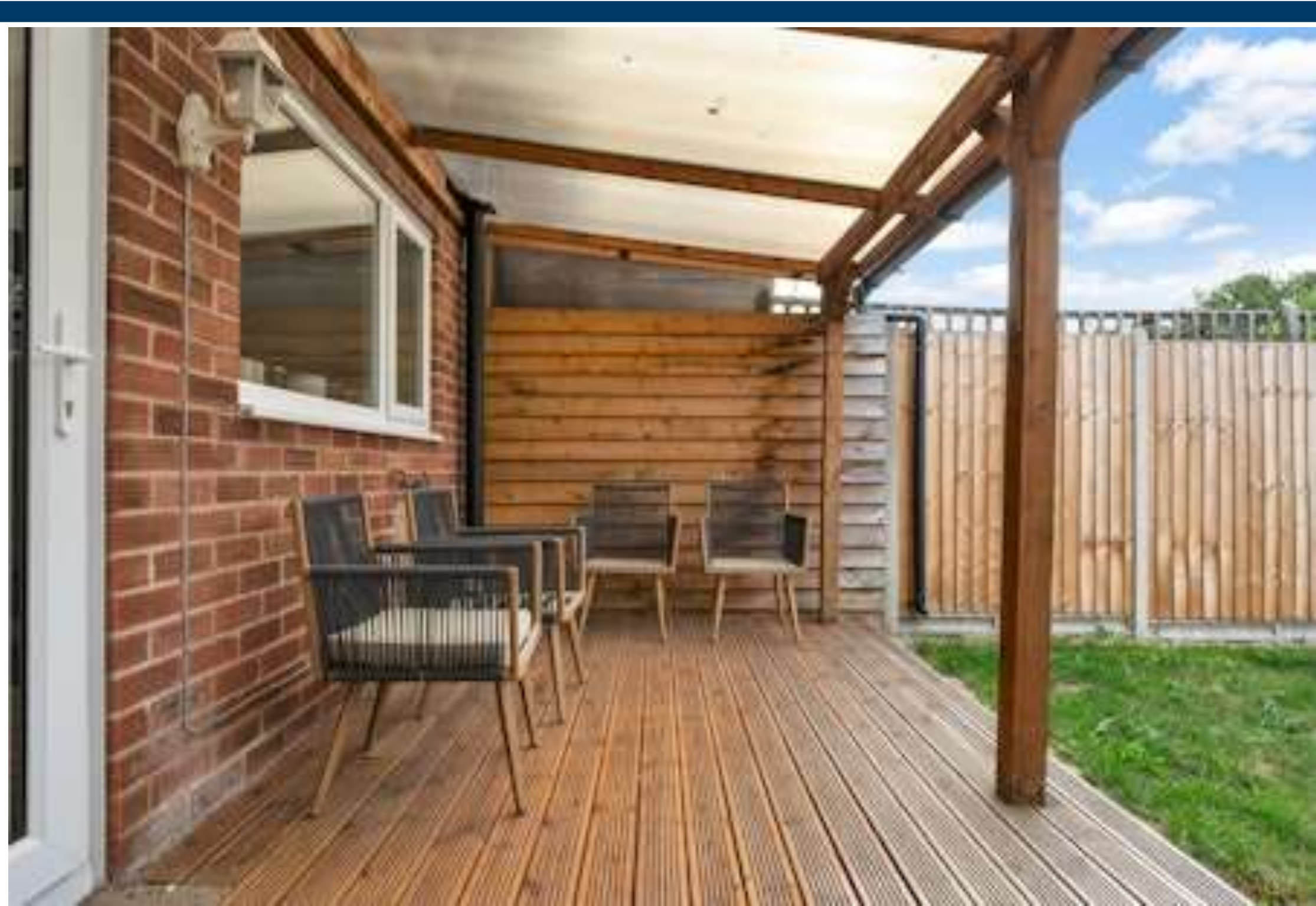
Bedroom Two 3.81m x 3.14m (12'6" x 10'4")

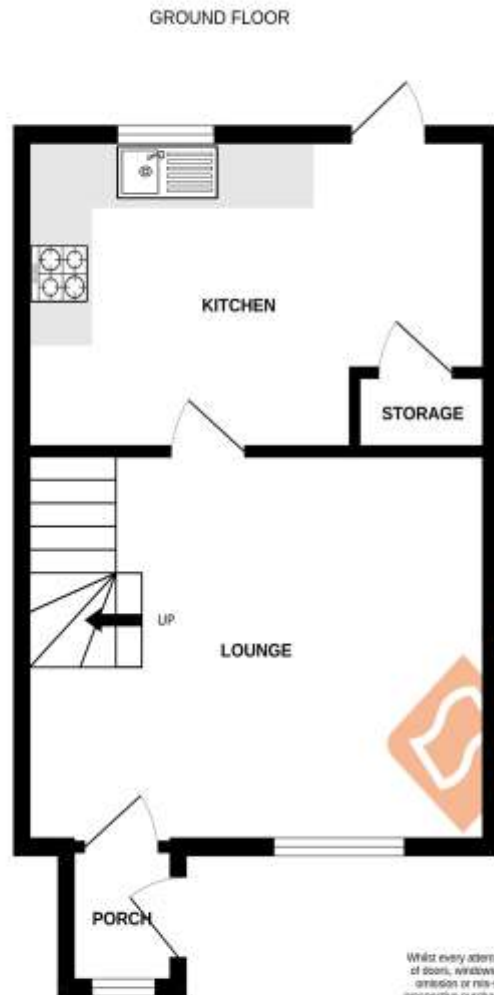
Bedroom Three 2.22m x 2.91m (7'4" x 9'6")



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	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: A

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.