



8 Copley Close, Melton Mowbray, LE13 1RD

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Semi-Detached Home
- Garage & Driveway
- Spacious Lounge / Diner
- Two Double Bedrooms & Single
- Desirable Property
- Much Loved Home For Nearly 40 years
- Quiet Cul-De-Sac Location
- EPC Rating C
- Freehold

Guide price £225,000





Three-Bedroom Semi-Detached Home with Garage

Tucked away at the end of a peaceful cul-de-sac, this three-bedroom semi-detached property offers excellent access routes in and out of Melton Mowbray, making it a convenient choice for families and commuters alike.

On entry, you are welcomed by a wide and spacious entrance hall that sets the tone for the home. To the right, there is a handy downstairs cloakroom, while the hallway flows into a generous lounge diner. This bright and versatile living space enjoys patio French doors opening out to the rear garden, creating an ideal setting for both relaxation and entertaining.

The garden itself is well designed with three distinct areas, including two separate paved seating zones, perfect for outdoor dining and family activities. A side convenience door provides access directly into the garage, adding further practicality.

Completing the ground floor is a well-proportioned kitchen breakfast room.

Upstairs, the property benefits from two double bedrooms, both with built-in wardrobes, alongside a single bedroom. A family bathroom is also located on this floor, with scope for modernisation to suit your personal style.

Externally, the home boasts a driveway and garage, providing ample off-road parking.

This property presents an excellent opportunity for buyers seeking a well-located family home with plenty of potential in a highly desirable residential spot.





Entrance Hall 3.62m x 2.5m (11'11" x 8'2")

Open Plan Lounge Diner 6.58m x 3.82m (21'7" x 12'6")

Kitchen Brekfast Room 3.1m x 2.88m (10'2" x 9'5")

Garage additional access via Garden

Stairs To Landing

Bedroom 1 3.62m x 3.37m (11'11" x 11'1")

Bedroom 2 3.93m x 2.46m (12'11" x 8'1")

Bedroom 3 2.09m x 1.99m (6'11" x 6'6")

Bathroom 2.52m x 2.18m (8'4" 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 £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.