



9 Gartree Court, Melton Mowbray, LE13 0RF

 **NEWTON FALLOWELL**

 3  2  1

Key Features

- Detached Dormer Bungalow
- Three Double Bedrooms
- Living Room
- Dining Kitchen
- Bathroom & En-suite
- Driveway & Garage
- Enclosed Rear Garden
- Cul-de-sac Location
- EPC Rating D
- Freehold

OIRO £425,000





Parking Arrangements: Driveway & Garage
 Windows: Original
 Heating: Gas
 Vendors Position: No Upward Chain
 Garden Orientation: South Facing
 EPC Rating: D
 Council Tax Band: E
 Total Living Space: Approx 1711 sqft

Situated in a quiet cul-de-sac on the South side of town, this exceptional detached dormer bungalow has been extended and renovated to create spacious accommodation comprising, a living room, superb dining kitchen, two double bedrooms and a four piece bathroom on the ground floor. A further double bedroom, a walk-in wardrobe and en-suite bathroom on the first floor, and there is a driveway leading to a single garage and an enclosed rear garden.

Accessed via the front door into the entrance porch with windows to the front and side aspects and door leading into the spacious living room, a walk-in bay window to the front and a further window to the side, a feature wall mounted electric fire and stairs rising to the first floor. Door off to a stunning dining kitchen which is fitted with a good range of wall and base units, complementary work tops, sink and drainer, tiled splashbacks, a Range cooker, an extractor hood above, integral appliances, space for a freestanding 'American' style fridge freezer, a peninsula island with a breakfast bar, tiled floor, spotlighting to the ceiling, space for table and chairs, a window to the side aspect and a further window and door to the rear. From the living room is access to two double bedrooms and a contemporary family bathroom with a four-piece white suite comprising a low flush WC, wash hand basin set in a vanity unit with a cupboard below, freestanding bath and a 'walk-in' shower cubicle, tiling to wet areas and spotlighting to the ceiling.





Stairs rising to a further double bedroom with a Velux skylight, a walk-in wardrobe and an en-suite shower room. There is a large loft space ideal for storage with two Velux skylight windows.

Outside to the front is a gravelled area providing off-road parking leading to a single garage with an up and over door, power and light and courtesy door to the rear. There is access to an enclosed rear garden with a paved patio seating area, steps up to the majority laid to lawn with brick walling to the boundaries.



Entrance Porch

Living Room 7.06m x 5.86m (23'2" x 19'2")

Dining Kitchen 4.71m x 8.19m (15'6" x 26'11")

Bedroom One 3.54m x 4.07m (11'7" x 13'5")

Bedroom Two 3.79m x 3.07m (12'5" x 10'1")

Bathroom 3.78m x 2.48m (12'5" x 8'1")

First Floor Bedroom Three 3.53m x 5.07m (11'7" x 16'7")

First Floor En-suite







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		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: E

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.