



4 Baldocks Lane, Melton Mowbray

In Excess of £250,000

 **NEWTON FALLOWELL**

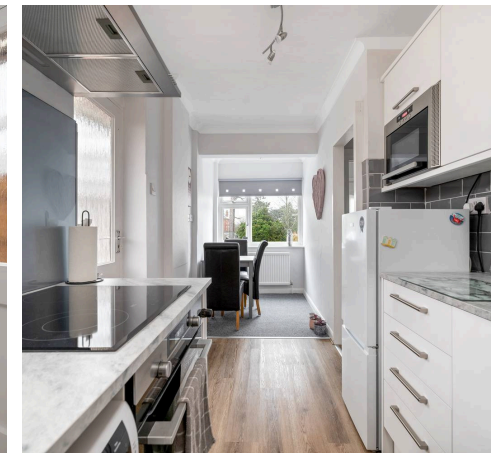
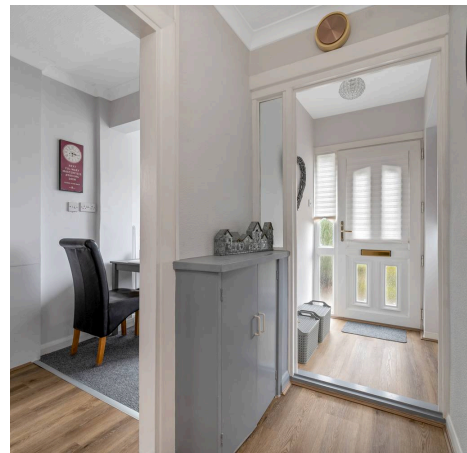
4 Baldocks Lane

Melton Mowbray, Melton Mowbray

Situated in a popular residential area close to many local amenities and the town centre is this extended and modern two bedroom detached bungalow having the benefit of gas central heating and uPVC double glazing. The property has been considerably renovated throughout and includes a new re-fitted kitchen, new flooring, rewiring and decoration and comprises in brief, entrance porch, hallway, living room, dining kitchen, inner lobby, two double bedrooms, shower room and conservatory. There is a long driveway providing off-road parking leading to a tandem covered carport, mature shrubs and bushes to the front garden and an enclosed rear garden.

This well presented bungalow is accessed via a double glazed door into the entrance porch and hallway with a window to the side aspect having fitted blinds and wood laminate flooring. Further door opening into the living room with a bow window to the front aspect and a window to the side, two radiators, a continuation of the wood laminate flooring, and TV point. The dining area has a window to the front aspect with fitted blind, carpet flooring and opens into the kitchen which has been re-fitted with range of white wall and base units, complementary worktops, sink and drainer, tiled splash-backs, integrated AEG oven and hob with a stainless steel extractor canopy above, integrated microwave, space and plumbing for a washing machine and fridge freezer, a window to the side aspect with a fitted blind and door leading to the carport. There is an inner hallway giving access to two bedrooms both having fitted wardrobes and a fully tiled shower room with a white three piece suite comprising a low flush WC, wash hand basin set in a vanity unit and double shower cubicle, extractor fan and LED lighting. There are patio doors from bedroom two leading to a double glazed conservatory with apex roof, fitted blinds and French doors opening on to the well tended South facing rear garden having a paved patio, areas laid to lawn, mature shrubs and trees, garden shed and timber panel fencing to the boundaries.

Viewings are highly recommended to appreciate the size and 'move in' quality of the accommodation on offer.





Living Room

17' 1" x 11' 11" (5.20m x 3.62m)

Conservatory

16' 8" x 7' 3" (5.08m x 2.21m)

Kitchen

8' 8" x 6' 4" (2.64m x 1.92m)

Dining Area

10' 9" x 5' 3" (3.27m x 1.59m)

Shower Room

6' 1" x 5' 11" (1.85m x 1.80m)

Bedroom One

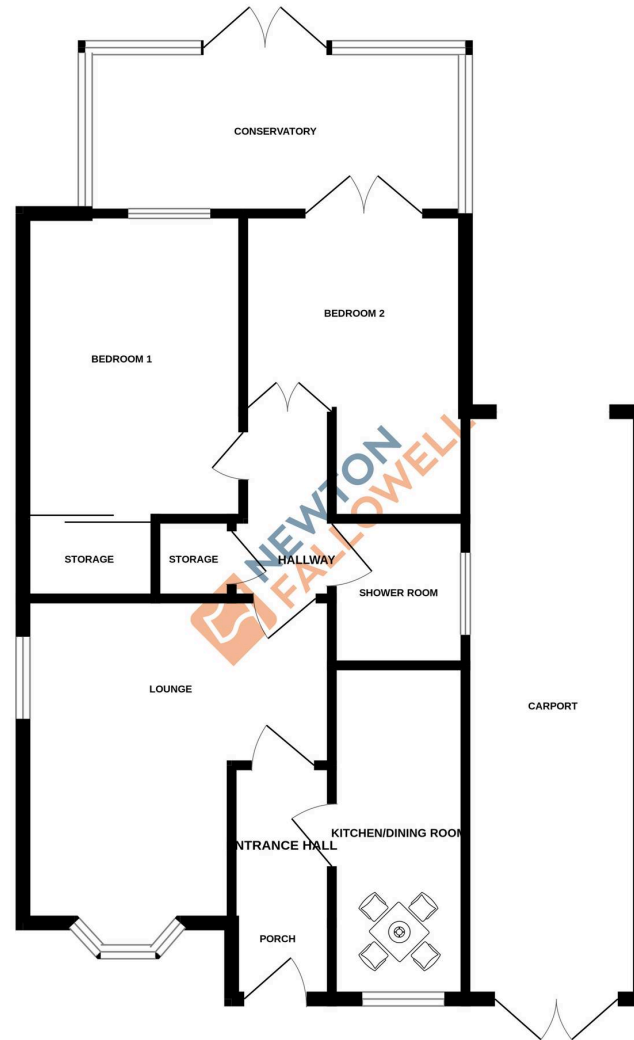
12' 8" x 8' 10" (3.86m x 2.70m)

Bedroom Two

9' 9" x 9' 5" (2.96m x 2.86m)



GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

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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