



43 Hawthorn Drive, Melton Mowbray

In Excess of £230,000

 **NEWTON FALLOWELL**

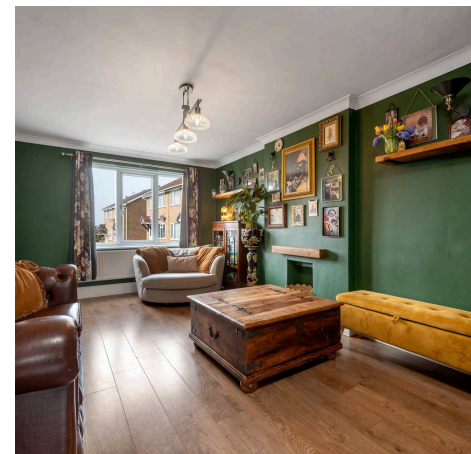
## 43 Hawthorn Drive

Melton Mowbray, Melton Mowbray

Situated in a popular residential area on the North side of town in a pleasant cul-de-sac, and within walking distance of many local amenities is this three bedroom semi-detached family home. Benefiting from uPVC double glazing and gas central heating, the accommodation comprises in brief, entrance hall, living room and dining kitchen, stairs rising to the first floor with doors off to three bedrooms and a family bathroom. Outside to the front is a driveway providing off-road parking and gated access to an enclosed rear garden.

Accessed via a double glazed door with storm porch into the entrance hall, stairs rising to the first floor and door into a good sized living room having a double glazed window to the front aspect, two radiators, wooden flooring, a fireplace with a wooden mantle above, TV point and door through to the dining kitchen. The kitchen area is fitted with a range of wall and base unit, straight edge wooden worktops, sink and drainer, tiled splashbacks, a freestanding cooker with a stainless steel extractor hood above, space and plumbing for a washing machine and fridge freezer, tiled flooring, radiator, space to dine, under-stair storage cupboard and a double glazed window and door to the rear aspect. Stairs rising to the first floor landing with a built-in over stairs cupboard and access to an insulated loft area. Doors off to three bedrooms and a fully tiled family bathroom having a modern, white three piece suite comprising a low flush WC, wash hand basin and bath with an overhead shower and shower screen.

Outside to the front is a driveway providing off-road parking, courtesy lighting and side gated access to the enclosed rear garden with a paved patio, an area laid to lawn with flower and shrub borders. There is a raised decked seating area, a greenhouse, outside tap, courtesy lighting and timber panelled fencing to the boundaries.





Entrance Hall

**Living Room**

15' 9" x 10' 2" (4.80m x 3.10m)

**Kitchen Diner**

13' 9" x 9' 2" (4.20m x 2.80m)

**Bedroom One**

13' 9" x 9' 2" (4.20m x 2.80m)

**Bedroom Two**

9' 10" x 6' 11" (3.00m x 2.10m)

**Bedroom Three**

6' 7" x 6' 3" (2.00m x 1.90m)

**Bathroom**

6' 11" x 5' 7" (2.10m x 1.70m)

Council Tax band: B

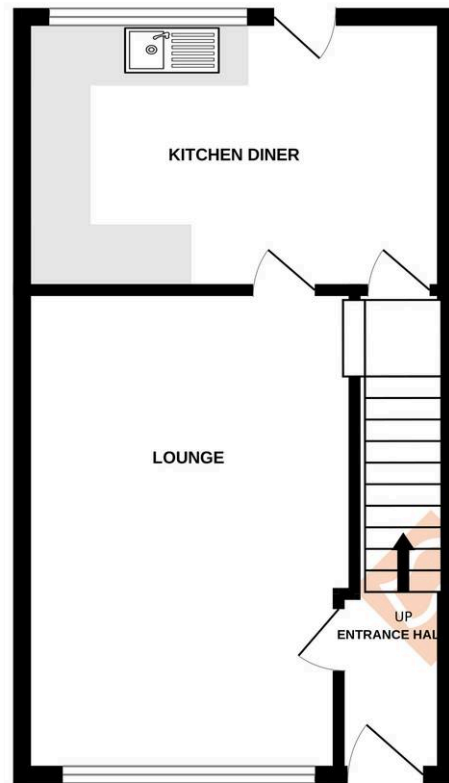
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.2 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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## Newton Fallowell - Melton Mowbray

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