



26 Stafford Avenue, Melton Mowbray
£199,950

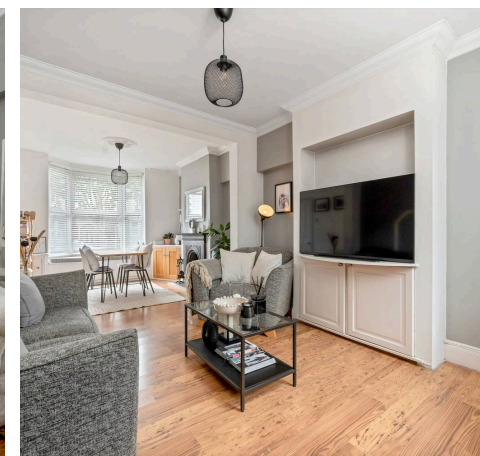
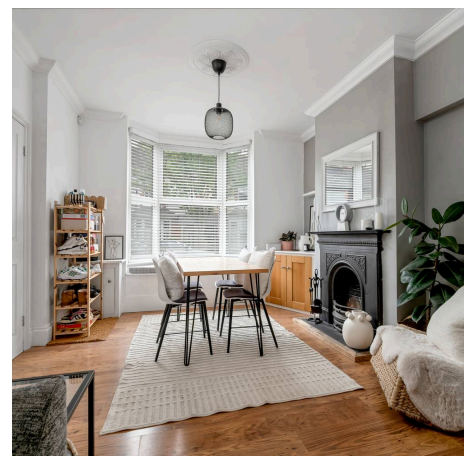
 **NEWTON FALLOWELL**

26 Stafford Avenue

Melton Mowbray

A well presented bay fronted period property situated in an established residential area convenient for the town centre and popular schools. Having the benefit of gas central heating and uPVC double glazing, the accommodation comprises in brief, entrance hall, an open plan living, dining room and fitted kitchen. On the first floor are three good sized bedrooms and a re-fitted shower room. At the rear of the property is an enclosed walled garden designed for low maintenance with mature shrubs, an outside tap and gated access at the rear.

Accessed via the front door into the entrance hall with tiled flooring, stairs rising to the first floor and door through to the open plan dining, living room. The dining area has a bay window to the front aspect with a window seat, a feature cast iron open fireplace with surround and hearth, wooden flooring, two meter and fuse cupboards, opening through to the lounge area. Having a window to the rear aspect, TV point, a continuation of the wooden flooring, under stair storage cupboard and door through to the kitchen.





A modern fitted galley style kitchen having an array of wall and base units, complementary worktops, sink and drainer, tiled splashbacks, integrated oven, grill and gas hob with an extractor fan above, space and plumbing for a washing machine and dishwasher, wall mounted 'Ideal' central heating boiler and space for a freestanding fridge/freezer, door and window to the side aspect and a window to the rear. Stairs rising to the first floor landing with access to a good sized insulated loft area and doors off to three good sized bedrooms and a re-fitted shower room having a three piece white suite comprising a low flush WC, wash hand basin and corner shower cubicle, tiled splashbacks, heated towel rail and extractor fan. Outside to the front is a dwarf brick wall with courtesy lighting and an enclosed walled rear garden. Viewings are highly recommended to appreciate the standard of accommodation on offer.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Entrance Hall

Dining Room

10' 11" x 10' 9" (3.33m x 3.27m)

Living Room

10' 11" x 10' 5" (3.33m x 3.17m)

Kitchen

12' 10" x 7' 0" (3.91m x 2.13m)

First Floor Landing

16' 10" x 5' 0" (5.12m x 1.53m)

Bedroom One

13' 11" x 10' 5" (4.23m x 3.18m)

Bedroom Two

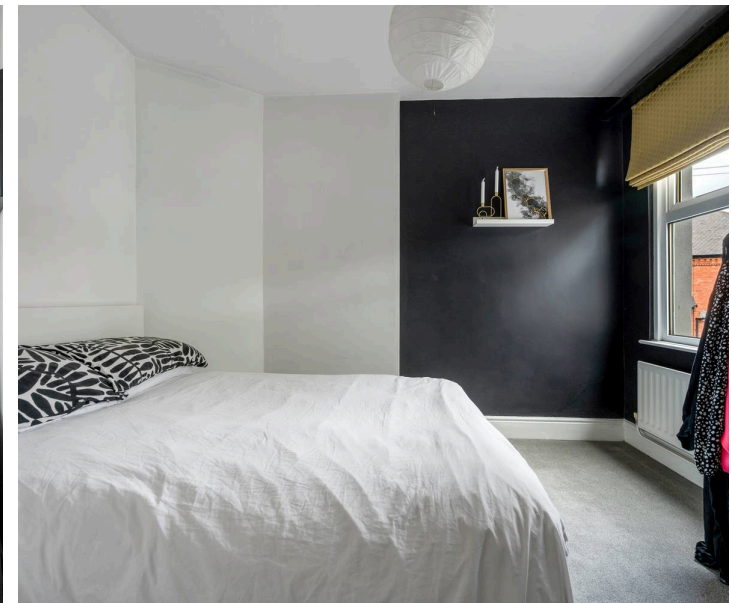
11' 0" x 8' 7" (3.36m x 2.61m)

Bedroom Three

8' 0" x 7' 6" (2.44m x 2.29m)

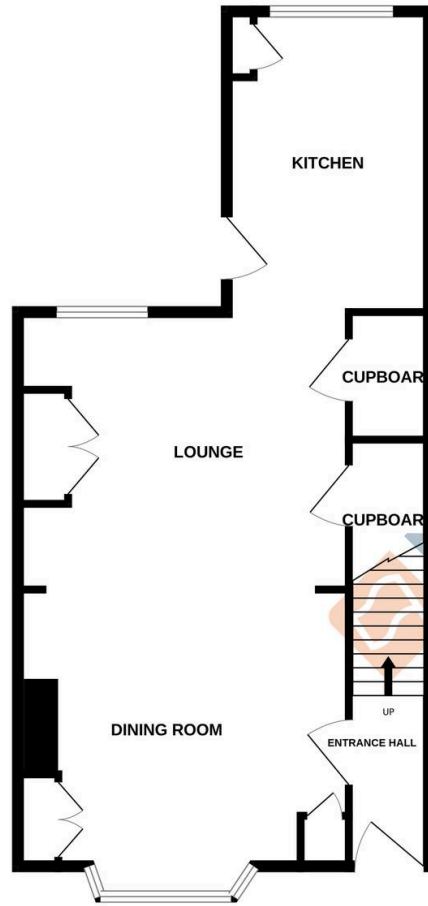
Shower Room

5' 6" x 5' 4" (1.67m x 1.62m)





GROUND FLOOR



1ST FLOOR



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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