



87 Tamar Road, Melton Mowbray
£220,000

 **NEWTON FALLOWELL**

87 Tamar Road

Melton Mowbray

Situated in a popular residential area on the South side of town is this well presented and extended three bedroom semi-detached family home. Occupying a good sized plot, the accommodation comprises in brief, entrance porch, lounge, dining room and fitted kitchen. On the first floor are three bedrooms and a family bathroom. Outside to the front is a driveway providing off-road parking leading to an attached garage and a West facing rear garden.

Accessed via a double glazed front door into the porch and door off to a cupboard and stairs rising to the first floor. Door into the lounge with a double glazed picture window to the front aspect, radiator and TV point. Double doors lead through to the dining room have sliding patio doors leading to the rear garden, an under-stair storage cupboard and wood laminate flooring, opening into a fitted kitchen with a double glazed window to the side aspect, an array of wall and base units, complementary worktops, sink and drainer, tiled splashbacks, integrated oven and hob, space and plumbing for a washing machine and fridge, wall mounted central heating boiler and tiled flooring. Stairs rising to the first floor landing with loft access and doors off to three bedrooms and a family bathroom fitted with a white three piece suite comprising a low flush WC, wash hand basin and bath with an overhead shower, tiled splashbacks and a chrome heated towel rail. The attached garage has an up and over door, power and light and a courtesy door to the rear. The generous sized rear garden is West facing with a paved patio seating area, the remainder laid to lawn and timber panel fencing to the boundaries.





DISCLAIMER: Please note there is an ongoing dispute with the adjoining neighbour

Porch

Lounge

16' 3" x 10' 11" (4.95m x 3.33m)

Dining Room

11' 7" x 7' 9" (3.53m x 2.36m)

Kitchen

11' 7" x 5' 11" (3.53m x 1.80m)

Bedroom One

14' 1" x 8' 5" (4.29m x 2.57m)

Bedroom Two

9' 4" x 8' 5" (2.85m x 2.57m)

Bedroom Three

9' 2" x 5' 4" (2.79m x 1.63m)

Bathroom

Garage

17' 5" x 8' 8" (5.31m x 2.64m)



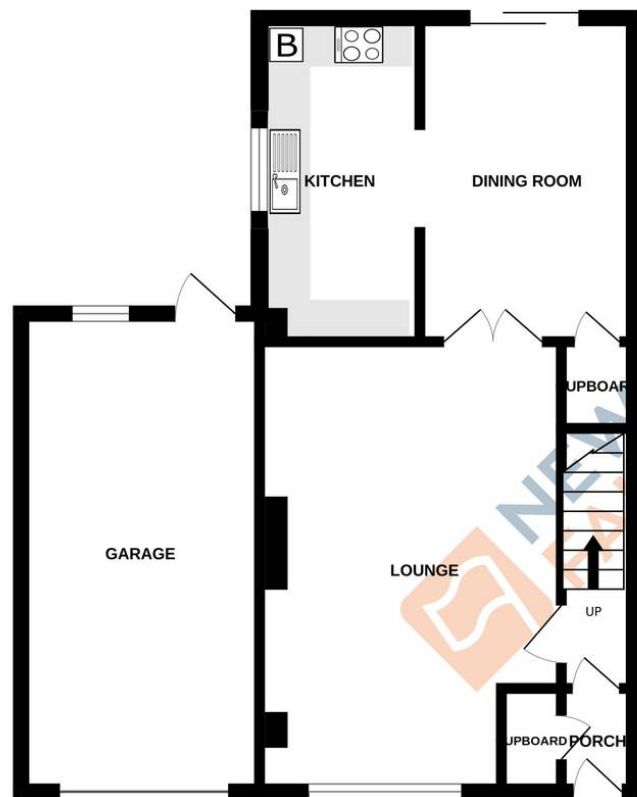
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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