



12 Bickley Avenue, Melton Mowbray

Guide Price £415,000

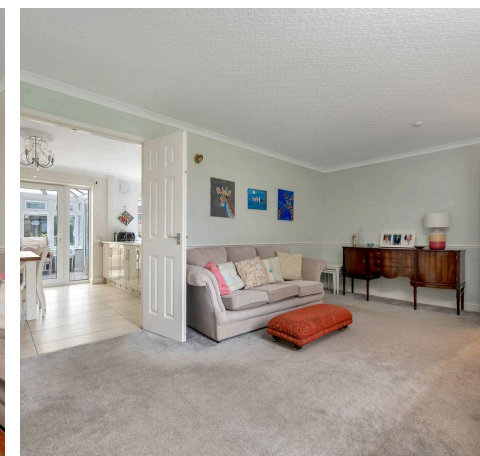
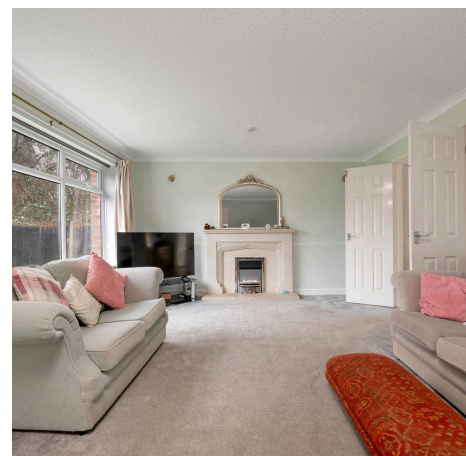
 **NEWTON FALLOWELL**

12 Bickley Avenue

Melton Mowbray, Melton Mowbray

Situated in a quiet cul-de-sac close to Melton Country Park is this well presented and spacious detached family home. The property offers a substantial plot with so much potential. Having the benefit of gas central heating, uPVC double glazing and a detached double garage, the accommodation comprises in brief, entrance hall, living room, dining kitchen, utility room, conservatory and downstairs shower room. On the first floor are four bedrooms and a family shower room. There is a detached double garage, a driveway providing off-road parking and gardens to the front and rear.

Accessed via the front door into the entrance hall with a tiled floor, stairs rising to the first floor, under stair storage cupboard and door leading to a downstairs shower room. A generous sized living room having a window to the front aspect, TV point, fireplace with inset coal effect fire, surround and hearth and double doors opening into the dining kitchen with space to dine, a modern range of wall and base units, complementary worktops, sink and drainer, integrated oven and hob, dishwasher, fridge freezer, window to the rear aspect and French doors off to the conservatory. A lovely addition to the property with dwarf brick wall, double glazed windows, apex roof and French doors leading to the rear garden. There is a utility room off the kitchen housing the wall mounted central heating boiler, wall and base units, sink and drainer, space and plumbing for a washing machine and tumble dryer and door to the rear aspect. Stairs rising to the first floor landing with doors off to four bedrooms and a modern family shower room.





There is a driveway providing off-road parking leading to a double garage with an up and over door, power and light and courtesy door off to the enclosed rear garden with a paved patio, the remainder laid to lawn with mature shrubs and bushes and timber panel fencing to the boundaries.

Living Room

18' 10" x 13' 6" (5.73m x 4.11m)

Dining Kitchen

18' 10" x 13' 6" (5.74m x 4.11m)

Utility Room

10' 10" x 6' 3" (3.29m x 1.90m)

Conservatory

9' 8" x 8' 7" (2.94m x 2.61m)

Bedroom One

12' 0" x 10' 0" (3.66m x 3.06m)

Bedroom Two

13' 1" x 10' 1" (4.00m x 3.07m)

Bedroom Three

13' 1" x 10' 1" (4.00m x 3.07m)

Bedroom Four

11' 0" x 7' 9" (3.36m x 2.35m)

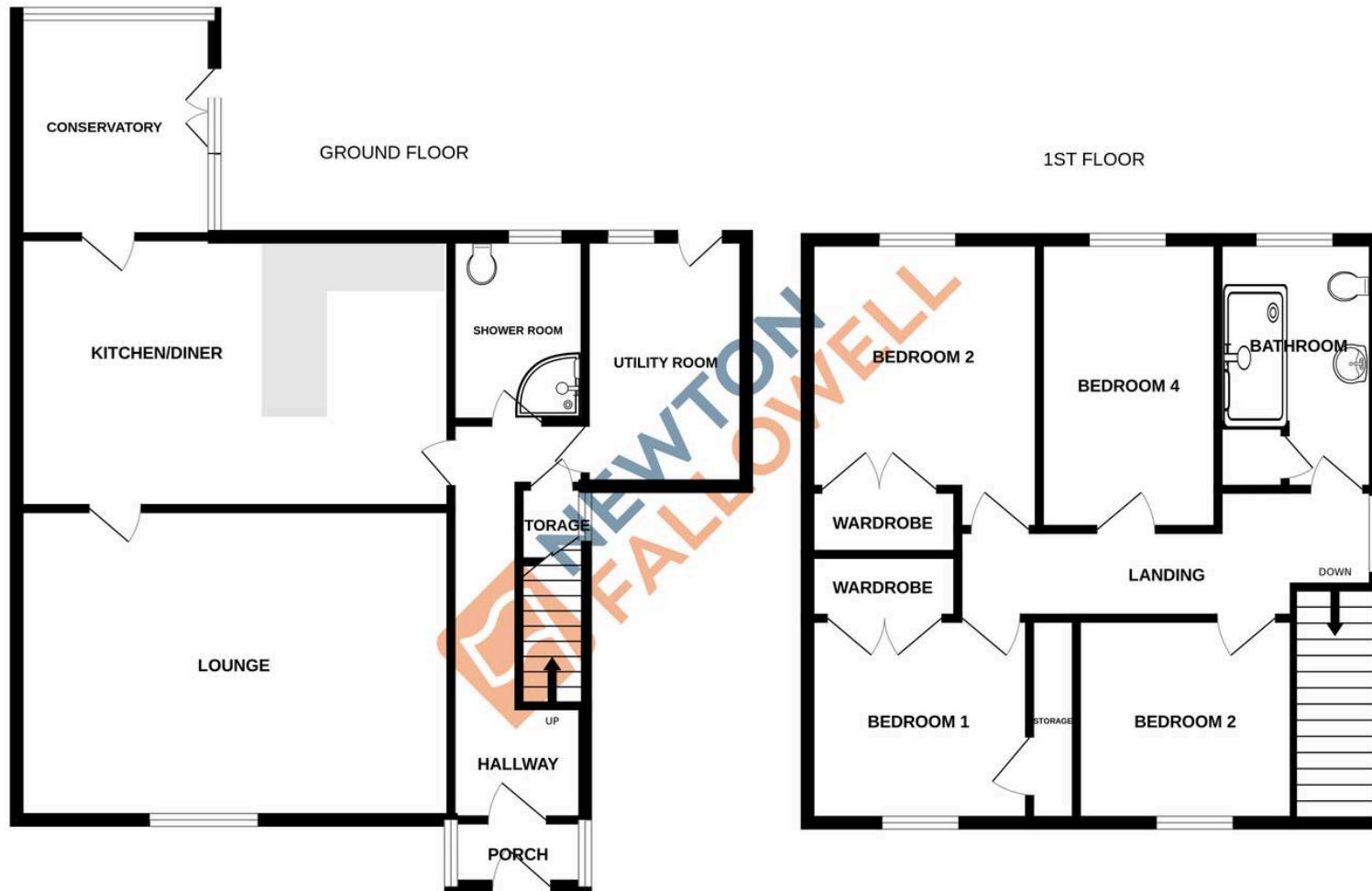
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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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