



7 Granville Road, Melton Mowbray  
£325,000

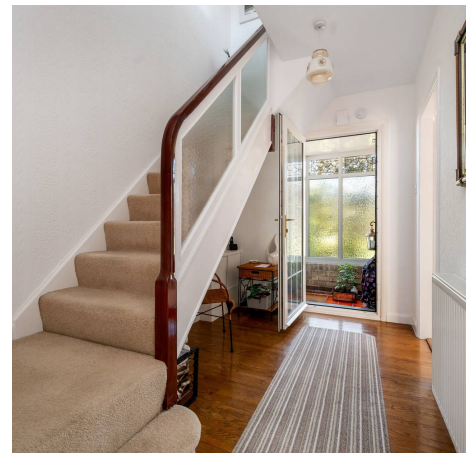
 **NEWTON FALLOWELL**

## 7 Granville Road

Melton Mowbray

Situated in a popular residential area on the North side of Melton Mowbray is this well presented detached family home. Occupying a good sized corner plot, the accommodation comprises in brief, entrance porch, hallway, dual aspect living/dining room, modern fitted kitchen, utility room and cloakroom WC. On the first floor are three good sized bedrooms, a two piece family bathroom and separate WC. There is a detached garage and driveway at the rear of the property.

This well presented and extended detached house offers an ideal opportunity for families seeking a spacious and comfortable home in a popular location. Upon entering, you are welcomed into a generous hallway that leads to a bright and airy living/dining room, featuring solid oak flooring that adds warmth and elegance to the space. The modern fitted kitchen is thoughtfully designed with a range of integrated appliances, ample worktop space and stylish cabinetry, complemented by a practical utility area that provides additional storage and laundry facilities. A two piece cloakroom WC is also located on the ground floor, ideal for guests and every-day use. Upstairs, the property boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The fully tiled family bathroom is fitted with contemporary fixtures and provides both bath and shower options to suit every preference. The property benefits from an insulated and boarded loft, accessed via a fitted ladder.





Set on a good sized corner plot, the gardens wrap around the property and enjoy an attractive outlook and a sense of privacy, while the detached garage and driveway ensure ample off-road parking and secure storage for vehicles or equipment.

This home has been maintained to a high standard throughout, blending classic features with modern conveniences to create a welcoming and functional living environment. With its versatile layout, quality finishes and thoughtful details, this detached house offers a rare opportunity to acquire a substantial property in a sought-after setting. Early viewing is highly recommended to appreciate all that this home has to offer.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

**Entrance Porch & Hallway**

**Cloakroom WC**

**Living/Dining Room**

23' 11" x 11' 11" (7.30m x 3.63m)

**Kitchen**

15' 5" x 13' 1" (4.69m x 4.00m)

**Utility Room**

10' 5" x 6' 6" (3.17m x 1.98m)

**Bedroom One**

12' 9" x 11' 11" (3.88m x 3.64m)

**Bedroom Two**

11' 11" x 10' 10" (3.64m x 3.30m)

**Bedroom Three**

9' 9" x 7' 5" (2.97m x 2.25m)

**Bathroom**

6' 2" x 5' 5" (1.89m x 1.65m)

**Separate WC**

**Detached Garage**





## GARDENS

The well presented gardens wrap around the property with a variety of mature trees and bushes.

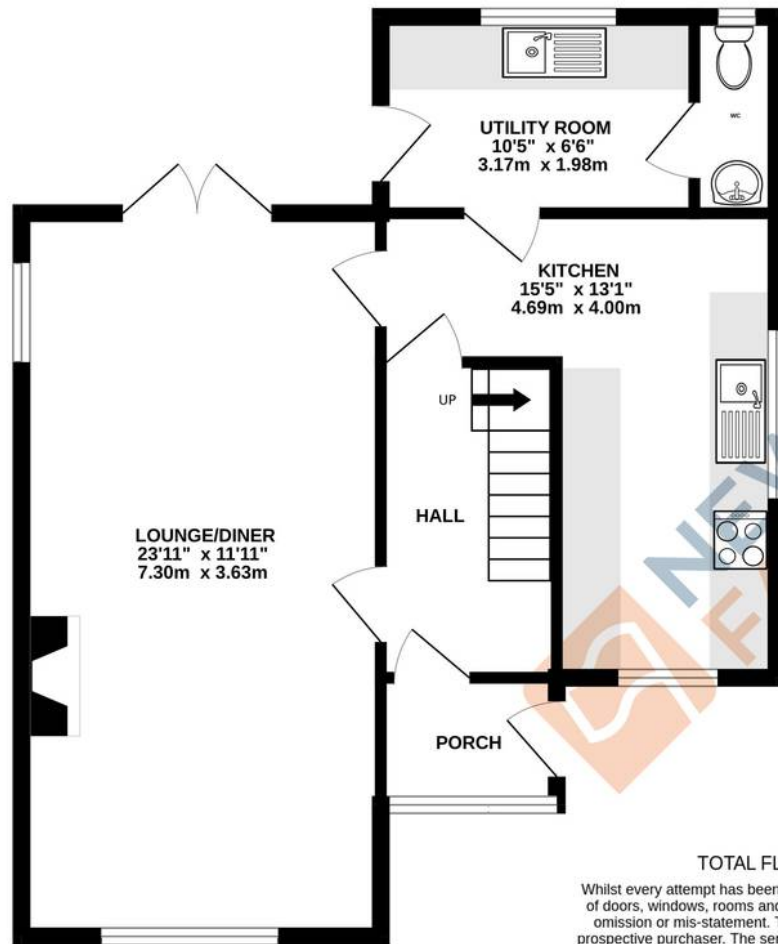
## GARAGE

Brick built single garage

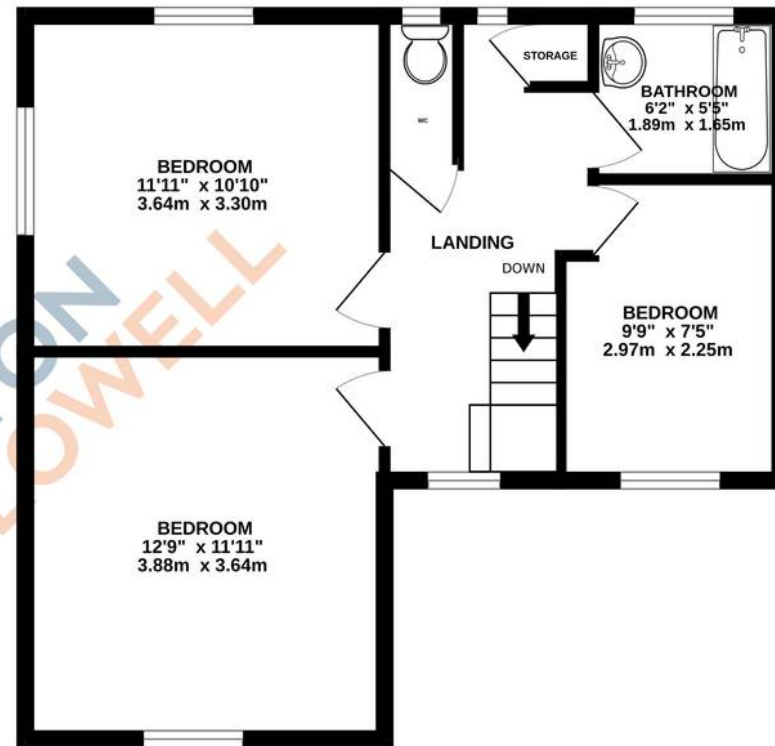
A detached garage and driveway at the rear of the property.



GROUND FLOOR  
590 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.1 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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