



42 Greaves Avenue, Melton Mowbray
£189,950

 **NEWTON FALLOWELL**

42 Greaves Avenue

Melton Mowbray, Melton Mowbray

Parking Arrangements: Driveway and Off Road Parking

Windows: uPVC Double Glazed

Heating: Gas Vendors Position: No Upward Chain

Garden: South Facing

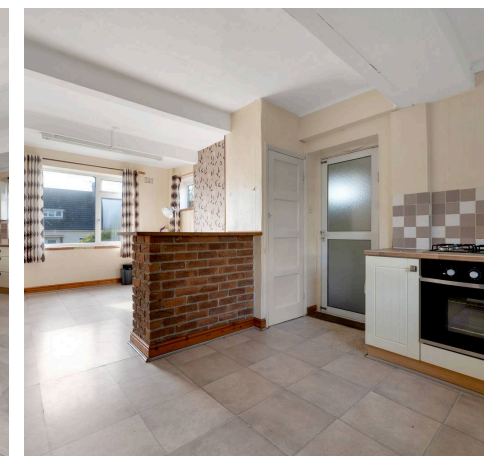
EPC Rating: D Council Tax Band: B

Total Living Space: Approx 990 sq ft

Occupying a generous corner plot, this three bedroom end terrace house is offered for sale with no upward chain and an ideal opportunity for the first time buyer or investor. In need of some updating but having the benefit of a re-fitted shower room and kitchen with a detached garage and driveway, the accommodation comprises in brief, entrance porch, hallway, living room, dining kitchen and utility room. On the first floor are three bedrooms and a family shower room. At the rear of the property is a driveway leading to a detached garage and gated access to an enclosed rear garden. Accessed via a double glazed door into the entrance porch and further door into the hallway with doors off to the living room, dining kitchen and stairs rising to the first floor. The dual aspect living room has windows to the front and rear aspects, a feature stone built fireplace with a gas fire, TV point and radiator. A generous sized dining kitchen has windows to the front, side and rear aspects and a door through to a utility room and has been re-fitted with a good range of wall and base Shaker style units, straight edge work surfaces, sink and drainer, tiled splashbacks, integrated oven and gas hob, tiled flooring and space to dine. Stairs rising to the first floor with access to an insulated loft and doors off to three bedrooms and a re-fitted family shower room having a modern white suite comprising a low flush WC, wash hand basin and walk-in double shower cubicle with a sliding door and tiled splashbacks. Outside to the front are steps up to the entrance door with a gravelled frontage and a good sized area laid to lawn at the side with hedging to the boundary. There is a block paved driveway at the rear providing off-road parking for one car leading to a detached garage.

Council Tax band: B

Tenure: Freehold





The property does require some updating but has had a new kitchen, new shower room, guttering and fascias, and new doors on the porch.

Entrance Porch

4' 7" x 1' 11" (1.40m x 0.59m)

Hallway

7' 1" x 5' 5" (2.17m x 1.65m)

Living Room

17' 0" x 12' 2" (5.18m x 3.71m)

Kitchen Dining Room

23' 2" x 12' 3" (7.06m x 3.73m)

Rear Entrance

5' 10" x 3' 6" (1.79m x 1.06m)

Utility Room

5' 10" x 4' 11" (1.79m x 1.49m)

First Floor Landing

8' 7" x 5' 6" (2.62m x 1.68m)

Bedroom One

11' 3" x 11' 2" (3.43m x 3.40m)

Bedroom Two

12' 4" x 9' 4" (3.76m x 2.85m)

Bedroom Three

9' 5" x 7' 5" (2.86m x 2.25m)

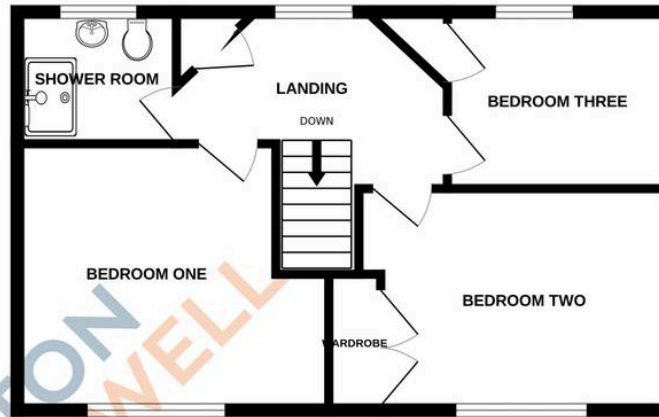
Shower Room

6' 10" x 5' 5" (2.08m x 1.64m)

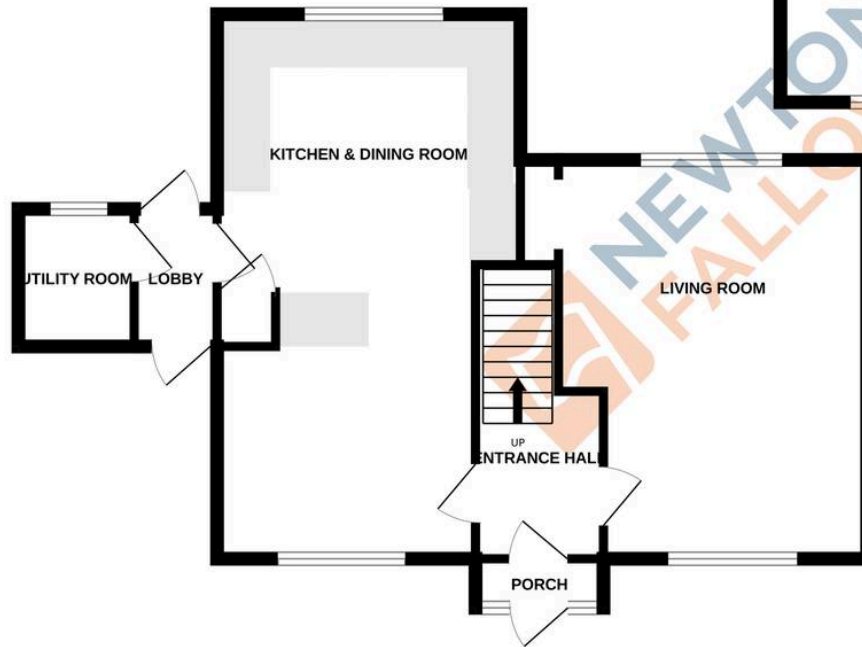
Garage



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



GREAVES AVENUE, MELTON MOWBRAY, LE13 0LE

TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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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