



9 Gartree Court, Melton Mowbray

Offers Over £400,000

 **NEWTON FALLOWELL**

9 Gartree Court

Melton Mowbray, Melton Mowbray

Situated in a quiet cul-de-sac on the South side of town, this exceptional detached dormer bungalow has been extended and renovated to create spacious accommodation comprising, a living room, superb dining kitchen, two double bedrooms and a four piece bathroom on the ground floor. A further double bedroom, a walk-in wardrobe and en-suite bathroom on the first floor, and there is a driveway leading to a single garage and an enclosed rear garden. Accessed via the front door into the entrance porch with windows to the front and side aspects and door leading into the spacious living room, a walk-in bay window to the front and a further window to the side, a feature wall mounted electric fire and stairs rising to the first floor. Door off to a stunning dining kitchen which is fitted with a good range of wall and base units, complementary work tops, sink and drainer, tiled splashbacks, a Range cooker, an extractor hood above, integral appliances, space for a freestanding 'American' style fridge freezer, a peninsula island with a breakfast bar, tiled floor, spotlighting to the ceiling, space for table and chairs, a window to the side aspect and a further window and door to the rear. From the living room is access to two double bedrooms and a contemporary family bathroom with a four piece white suite comprising a low flush WC, wash hand basin set in a vanity unit with a cupboard below, freestanding bath and a 'walk-in' shower cubicle, tiling to wet areas and spotlighting to the ceiling. Stairs rising to a further double bedroom with a Velux skylight, a walk-in wardrobe and an en-suite shower room. There is a large loft space ideal for storage with two Velux skylight windows.

Council Tax band: E

Tenure: Freehold





Outside to the front is a gravelled area providing off-road parking leading to a single garage with an up and over door, power and light and courtesy door to the rear. There is access to an enclosed rear garden with a paved patio seating area, steps up to the majority laid to lawn with brick walling to the boundaries.

Living Room

23' 2" x 19' 3" (7.06m x 5.86m)

Dining Kitchen

26' 10" x 15' 5" (8.19m x 4.71m)

Bedroom One

13' 4" x 11' 7" (4.07m x 3.54m)

Bedroom Two

12' 5" x 10' 1" (3.79m x 3.07m)

Bathroom

12' 5" x 8' 2" (3.78m x 2.48m)

First Floor Bedroom Three

16' 8" x 11' 7" (5.07m x 3.53m)

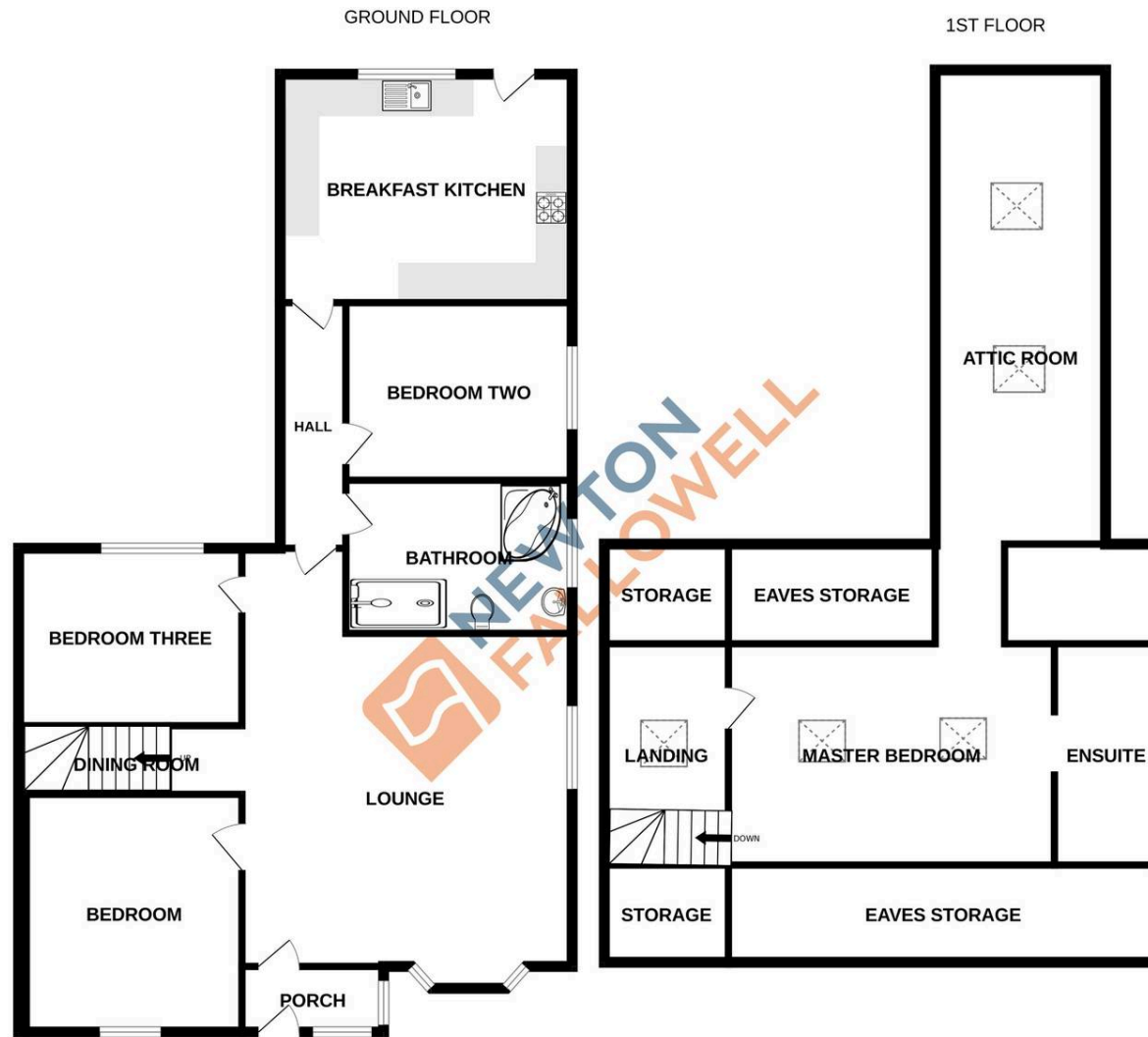
NO UPWARD CHAIN:

EPC: D

TENURE: FREEHOLD:

COUNCIL TAX: E





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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