



37 Beaufighter Crescent, Melton Mowbray
£310,000

 **NEWTON FALLOWELL**

37 Beaufighter Crescent

Melton Mowbray

This modern three bedroom detached house offers stylish and versatile living accommodation, making it an ideal choice for families or professionals seeking a comfortable and contemporary home.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy open plan living, dining, and kitchen area. The kitchen is fitted with a range of modern dark green units and integrated appliances, creating a perfect space for both every-day living and entertaining. A separate utility room provides additional convenience, while a cloakroom WC adds practicality for guests.

Upstairs, the property features three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room. The family bathroom is finished to a high standard, offering both functionality and style.

This property is offered with no upward chain, ensuring a straightforward purchase process. Additional benefits include gas central heating, double glazing throughout, and ample storage solutions.

The integral garage and driveway provide secure off-road parking and further storage options.





Outside, the property boasts an attractive rear garden that is mainly laid to lawn, offering a safe and private space for relaxing or entertaining. A paved patio area provides an ideal spot for al fresco dining or enjoying the sunshine, while well-maintained borders add a touch of greenery and colour. The garden is fully enclosed by fencing, making it suitable for children and pets.

The front of the property features a driveway with parking for multiple vehicles, leading to the integral garage, which can be accessed both from the front and internally. Mature shrubs and planting enhance the kerb appeal of the home, creating a welcoming first impression.

The location is set within a popular residential development, close to local amenities, schools, and transport links, making this property a convenient and attractive choice for a range of buyers.

Early viewing is highly recommended to appreciate the quality and space on offer.



Entrance Hall

Open Plan Living, Dining Kitchen

22' 9" x 16' 7" (6.93m x 5.05m)

Utility Area & Cloakroom WC

Bedroom One

13' 11" x 8' 11" (4.24m x 2.71m)

En-suite Shower

Bedroom Two

11' 9" x 10' 0" (3.59m x 3.06m)

Bedroom Three

10' 7" x 8' 10" (3.22m x 2.68m)

Bathroom

Garage

16' 10" x 8' 8" (5.12m x 2.64m)



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Off street

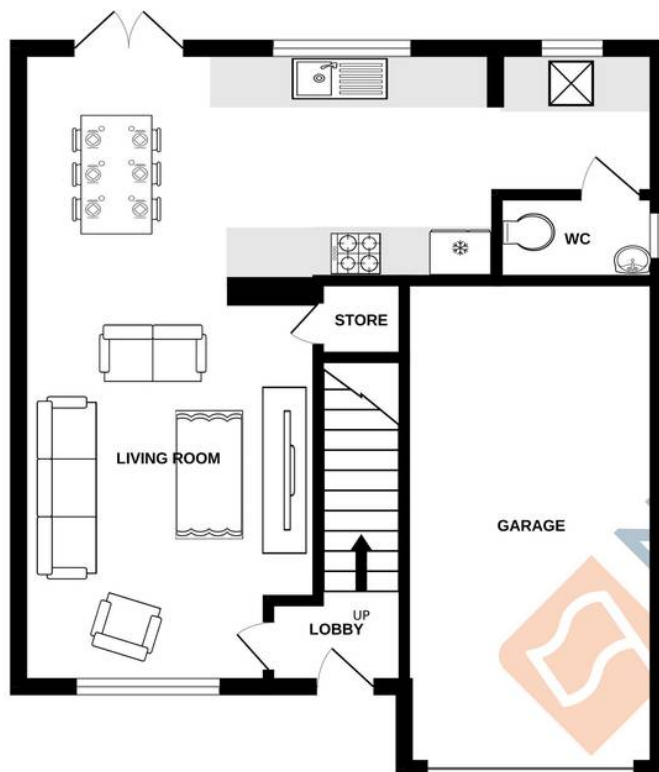
2 Parking Spaces

Garage

Single Garage



GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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