



12 Woodcock Drive, Melton Mowbray, LE13 0BD

 **NEWTON FALLOWELL**

3 1 2

## Key Features

- Well Presented Semi-Detached House
- Three Bedrooms
- Living Room
- Modern Dining Kitchen
- Converted Garage
- Driveway Off-Road Parking
- Enclosed Rear Garden
- EPC Rating D
- Freehold

Guide price £220,000





Parking Arrangements: Driveway  
Windows: Double Glazed  
Heating: Gas central heating  
Vendors Position: No Upward Chain  
Garden Orientation: West  
EPC Rating: D  
Council Tax Band: B  
Total Living Space: Approx 807 sq ft

A well-presented three-bedroom semi-detached property situated in a pleasant cul-de-sac on the South side of town. Having the benefit of uPVC double glazing and gas central heating, the accommodation comprises in brief, living room, dining kitchen, office/games room (converted garage) and storage area. On the first floor are three bedrooms and a family bathroom. There is a driveway providing off-road parking and an enclosed rear garden mainly laid to lawn with a paved and gravelled patio seating area.

Accessed via the front door with storm porch into the living room with a double glazed window fitted with a blind to the front aspect, stairs rising to the first floor, fireplace with coal effect gas fire, wood laminate flooring and door through to the dining kitchen with a continuation of the wood laminate flooring, a good range of wall and base units, integral appliances, space for a freestanding fridge/freezer, space to dine and door leading to the rear garden. Part of the garage has been converted into a games room or office with door through to a useful storage space housing the wall mounted central heating boiler and an up and over door to the front aspect. There are three bedrooms and a family bathroom on the first floor. The enclosed rear garden is South facing with a raised paved patio seating area and steps down to the remainder laid to lawn and timber panel fencing to the boundary.





Living Room 3.62m x 4.42m (11'11" x 14'6")

Dining Kitchen 3.68m x 4.38m (12'1" x 14'5")

Games Room 3.1m x 3.1m (10'2" x 10'2")



Bedroom One 3.48m x 2.77m (11'5" x 9'1")

Bedroom Two 2.59m x 2.41m (8'6" x 7'11")

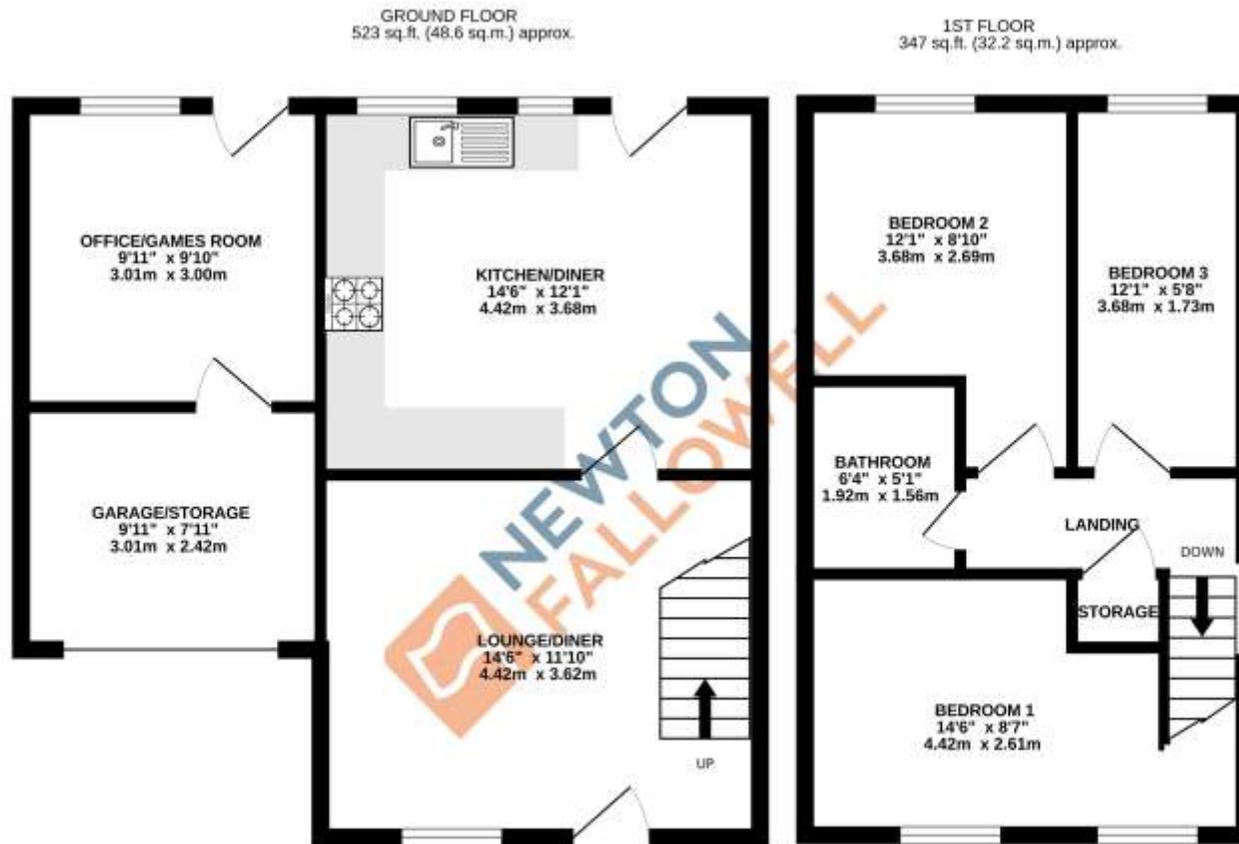
Bedroom Three 1.73m x 2.98m (5'8" x 9'10")



Family Bathroom 1.99m x 1.92m (6'6" x 6'4")







TOTAL FLOOR AREA: 870 sq.ft. (80.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Melton Borough Council  
Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.