



FOR SALE
NEWTON FALLOWELL
01664 566210
www.newtonfallowell.co.uk

39 King Edward Avenue, Melton Mowbray

Offers in Region of £210,000

 **NEWTON FALLOWELL**

39 King Edward Avenue

Melton Mowbray, Melton Mowbray

Situated on the popular Scholars Grange development on the South side of town is this modern semi-detached house. Built by Jelson Homes and having the NHBC Warranty remaining, the accommodation comprises in brief, entrance hall, cloakroom WC, living room and fitted kitchen. On the first floor are two double bedrooms and a family bathroom. There is allocated parking for two cars and an enclosed rear garden.

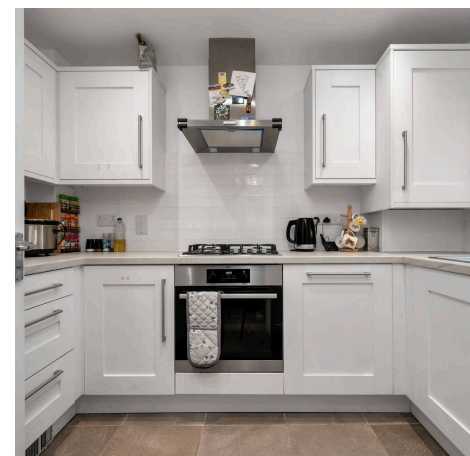
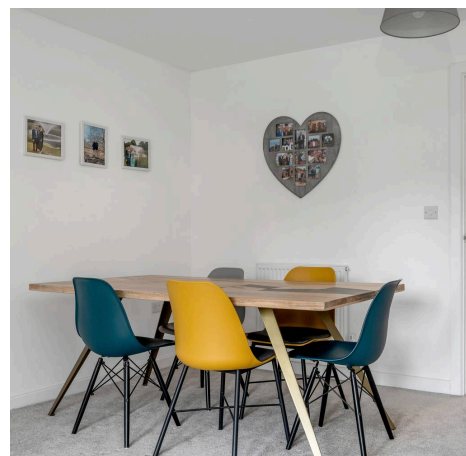
Accessed via a double glazed door with storm porch into the entrance hall, stairs rising to the first floor and door off to a cloakroom WC having a two piece white suite and window to the front. Door off to a good sized living room with French doors leading to the rear garden, an under-stair storage cupboard, space to dine and TV point. Stairs rising to the first floor landing with doors off to two double bedrooms and a family bathroom comprising a three piece with a low flush WC, wash hand basin and bath with an overhead shower and shower screen, heated towel rail and contemporary tiling to wet areas. There is allocated parking for two cars at the front of the property and gated access to an enclosed rear garden which is mainly laid to lawn with timber panelled fencing to the boundaries.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Entrance Hall

Cloakroom WC

Living Room

14' 1" x 11' 9" (4.29m x 3.59m)

Kitchen

10' 1" x 6' 4" (3.08m x 1.93m)

Bedroom One

14' 1" x 11' 9" (4.29m x 3.59m)

Bedroom Two

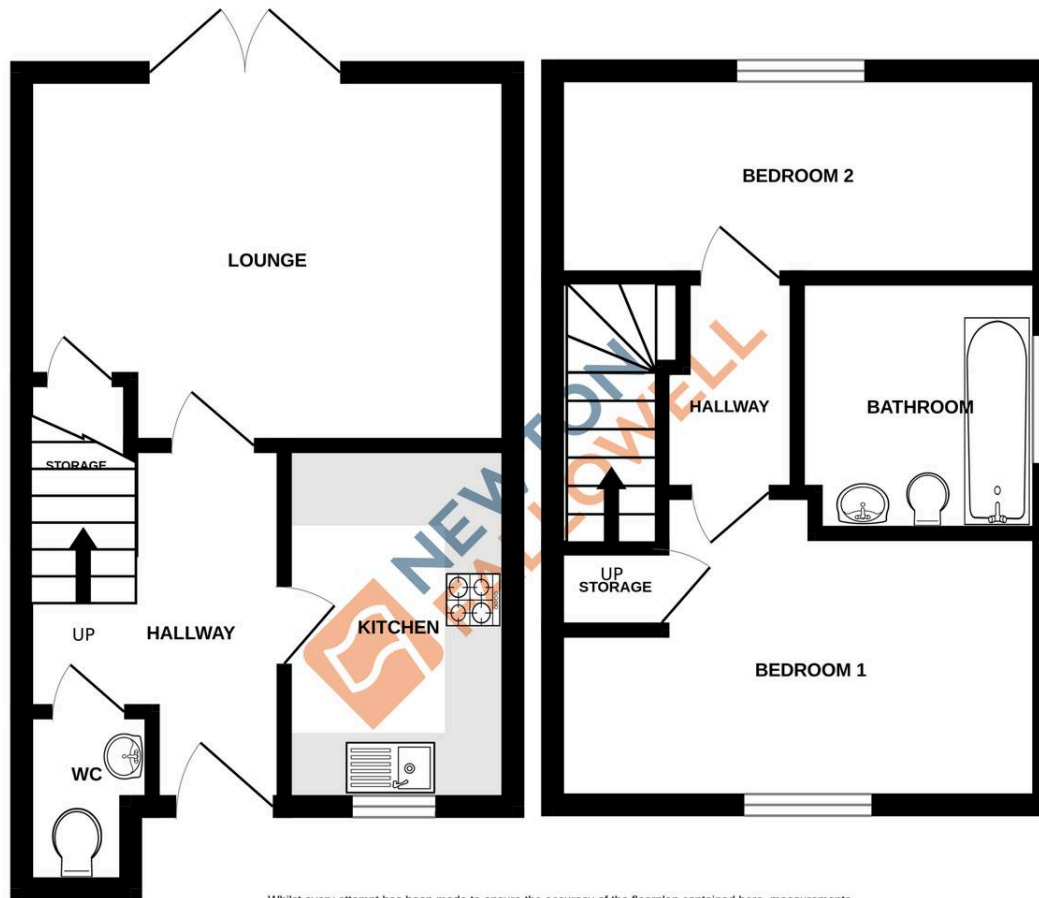
14' 1" x 6' 2" (4.29m x 1.87m)



Bathroom

GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2025



Newton Fallowell - Melton Mowbray

Newton Fallowell, Digby House - LE13 1AE

01664 566210 · melton@newtonfallowell.co.uk · newtonfallowell.co.uk/melton-mowbray