



24 Valiant Way, Melton Mowbray

Guide Price £200,000

 **NEWTON FALLOWELL**

24 Valiant Way

Melton Mowbray, Melton Mowbray

GUIDE PRICE £200,000 - £210,000

Parking Arrangements: Allocated Off-Road Parking

Windows: Double Glazed

Heating: Gas central heating

Vendors Position: No Chain

Garden Orientation: West

EPC Rating: C Council Tax Band: B

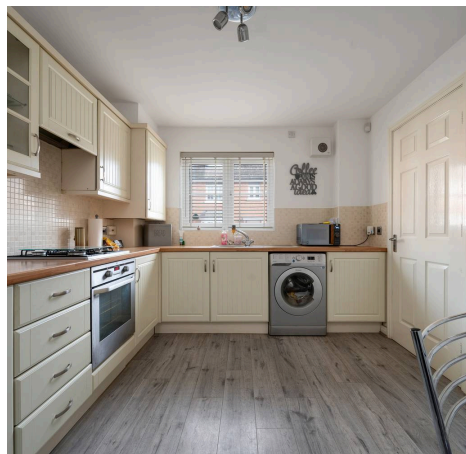
Total Living Space: Approx 850 sq ft

Offering an ideal opportunity for the first time buyer or investor is this modern end terrace home situated in a popular residential area close to many local amenities. Having the benefit of gas central heating, uPVC double glazing and allocated parking at the rear, the accommodation comprises in brief, entrance hall, a cloakroom WC, living room and dining kitchen. Stairs rising to the first floor landing, three bedrooms, an en-suite shower room and a family bathroom, and there is an enclosed rear garden. Accessed via the front door into the entrance hall with wood laminate flooring, stairs rising to the first floor, an under-stair storage cupboard and door off to a cloakroom WC having a white two piece suite. To the rear of the property is a light and airy living room with a window and French doors opening on to the rear garden, a TV point and wood laminate flooring. The dining kitchen has a good range of wall and base units, complementary worktops, sink and drainer, tiled splashbacks, integrated oven and hob, space and plumbing for a washing machine and fridge freezer, wood laminate flooring, space to dine and a window with a fitted blind to the front aspect. Stairs rising to the first floor landing with loft access and doors off to three bedrooms, the main bedroom having an en-suite shower room and a family bathroom. There is an enclosed rear garden with a paved patio seating area, the remainder laid to lawn, timber panel fencing to the boundaries and gate giving access to the allocated parking at the rear.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

Cloakroom WC

Living Room

11' 4" x 16' 7" (3.45m x 5.06m)

Dining Kitchen

13' 0" x 9' 7" (3.95m x 2.93m)

Bedroom One

12' 5" x 8' 9" (3.79m x 2.67m)

En-suite Shower

Bedroom Two

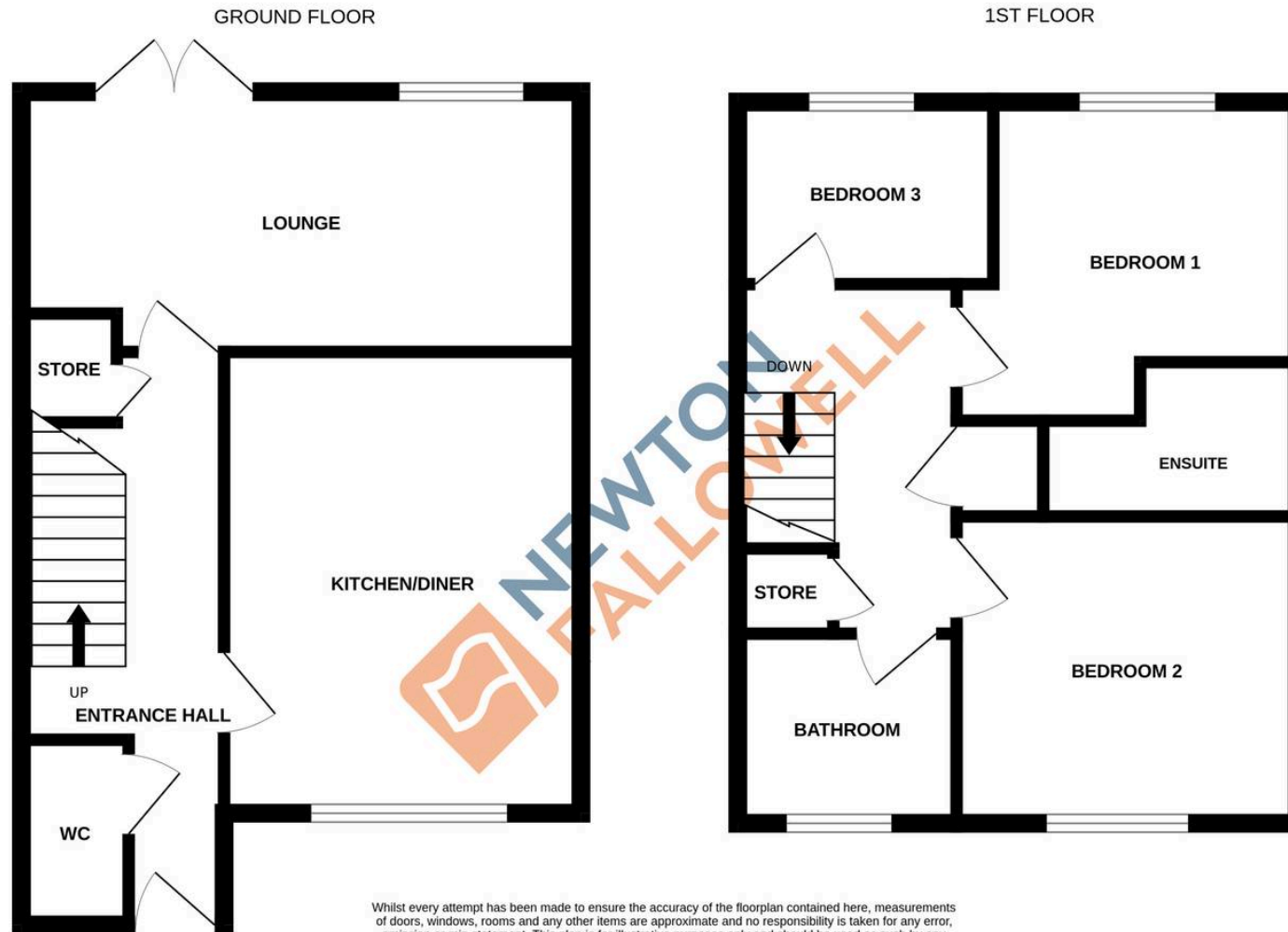
9' 1" x 9' 7" (2.76m x 2.93m)

Bedroom Three

7' 2" x 7' 6" (2.19m x 2.29m)

Bathroom





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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