



125 Baldocks Lane, Melton Mowbray

Guide Price £190,000

 **NEWTON FALLOWELL**

## 125 Baldocks Lane

Melton Mowbray, Melton Mowbray

**GUIDE PRICE £190,000 - £200,000**

Parking Arrangements: Garage & Driveway

Windows: Partially Double Glazed

Heating: No Central Heating

Vendors Position: No Upward Chain

Garden Orientation: East Facing Rear

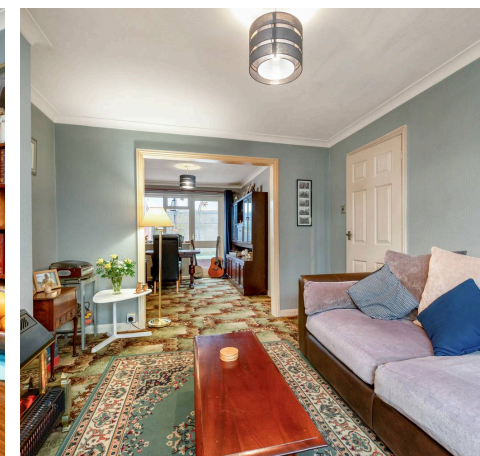
EPC Rating: E

Council Tax Band: B

Total Living Space: Approx 797 sq ft

An ideal opportunity for the investment buyer is this three bedroom chalet style 'Wimpey' house situated in a popular residential area and offered to the market with no upward chain. In need of some updating, the accommodation comprises in brief, entrance hall, living room, dining room, conservatory and kitchen. Stairs rising to the first floor with three bedrooms and a family bathroom. Occupying a good sized corner plot with a detached garage and driveway at the rear of the property.

Accessed via the front door into the entrance hall with stairs rising to the first floor and door off to the living room with a window to the front aspect opening into a dining room having a window to the rear aspect. The galley style kitchen is fitted with wall and base units, sink and drainer, integrated oven and hob, space for appliances, window to the side aspect and door leading to a conservatory with French doors opening on to the rear garden. Stairs rising to the first floor landing with loft access and doors off to three bedrooms and a family bathroom. There is a driveway at the rear of the property providing off-road parking leading to a detached garage with an up and over door and a courtesy door into the enclosed rear garden mainly laid to lawn.





**Entrance Hall**

**Living Room**

13' 0" x 10' 7" (3.95m x 3.22m)

**Dining Room**

13' 0" x 10' 7" (3.95m x 3.22m)

**Kitchen**

10' 4" x 7' 5" (3.16m x 2.27m)

**Conservatory**

14' 9" x 10' 7" (4.49m x 3.23m)

**Bedroom One**

12' 10" x 10' 1" (3.92m x 3.07m)

**Bedroom Two**

11' 7" x 10' 4" (3.52m x 3.15m)

**Bedroom Three**

9' 7" x 6' 6" (2.92m x 1.98m)

**Bathroom**

6' 6" x 6' 4" (1.97m x 1.92m)

Council Tax band: B

Tenure: Freehold

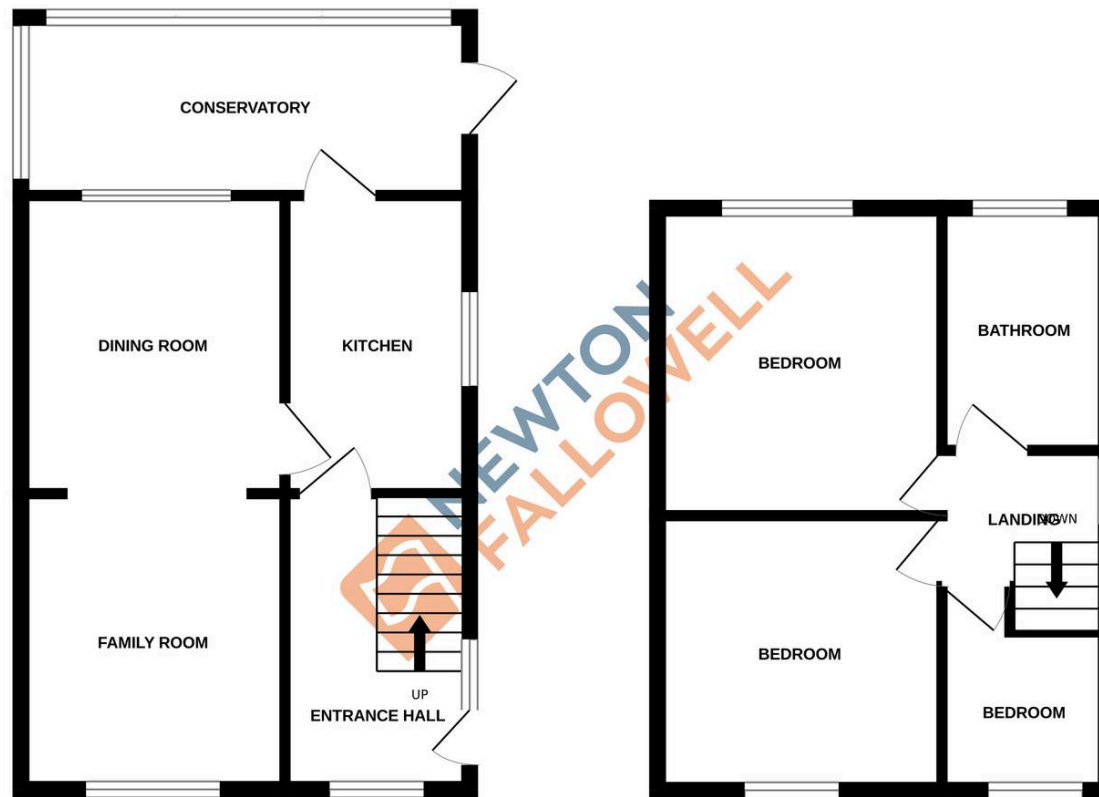
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B



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 ©2026

# Newton Fallowell - Melton Mowbray

Newton Fallowell, Digby House - LE13 1AE

01664 566210 · [melton@newtonfallowell.co.uk](mailto:melton@newtonfallowell.co.uk) · [newtonfallowell.co.uk/melton-mowbray](http://newtonfallowell.co.uk/melton-mowbray)