



17 Mortimer Road, Melton Mowbray

Offers Over £230,000

 **NEWTON FALLOWELL**

## 17 Mortimer Road

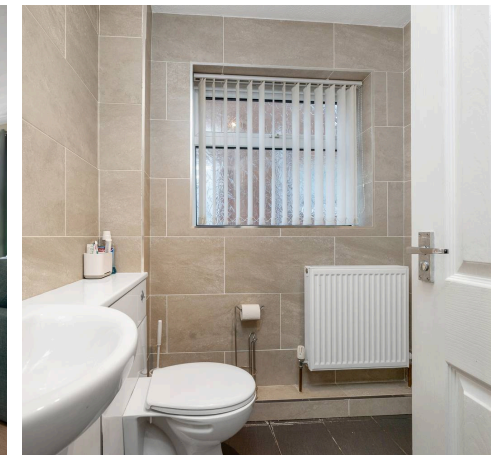
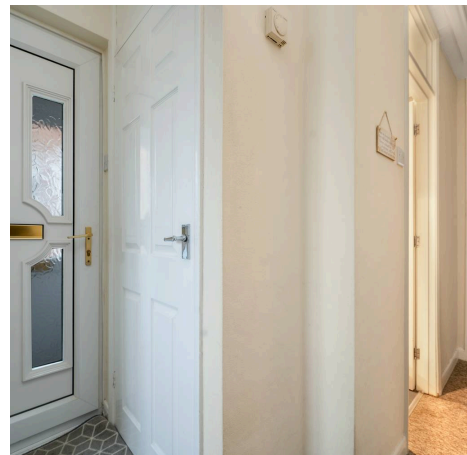
Melton Mowbray, Melton Mowbray

Offering a rare opportunity to acquire this well presented two bedroom semi-detached bungalow which is ideally located in a very popular residential area in a quiet cul-de-sac having been neutrally decorated throughout. The property is convenient for many local amenities and Melton Country Park and comprises in brief, entrance porch, hallway, living room, fitted kitchen, two bedrooms and a fully tiled shower room. The gardens are designed for low maintenance and there is a driveway providing off-road parking and a detached garage.

Accessed via a double glazed door to the side aspect into an entrance porch and door through to the hallway with a built-in storage cupboard housing the wall mounted Glow Worm central heating boiler, meters and fuse box. There is a loft hatch giving access to an insulated loft and door leading through to a good sized living room with a double glazed window to the front aspect, a fireplace with a wooden surround and hearth and TV point. The kitchen is fitted with a range of wall and base units, roll top work surfaces, one and a half bowl sink and drainer, tiled splashbacks, space for a freestanding electric cooker, plumbing for a washing machine, fridge freezer, tiled floor, storage cupboard with shelving and a window to the front aspect. From the hallway are doors leading to two bedrooms, the main bedroom having fitted wardrobes along one wall and a fully tiled shower room fitted with a three piece white suite comprising a low flush WC, wash hand basin set in a vanity unit and shower cubicle with tiled flooring. Outside to the front is designed for low maintenance with a shingled area, courtesy lighting and a block paved driveway providing off-road parking leading to a detached garage with double opening doors, power and light. Gated access to an enclosed, paved rear garden.

Council Tax band: B

Tenure: Freehold





**Living Room**

16' 5" x 10' 6" (5.00m x 3.20m)

**Kitchen**

8' 6" x 8' 6" (2.60m x 2.60m)

**Bedroom One**

11' 6" x 10' 6" (3.50m x 3.20m)

**Bedroom Two**

8' 10" x 7' 10" (2.70m x 2.40m)

**Shower Room**

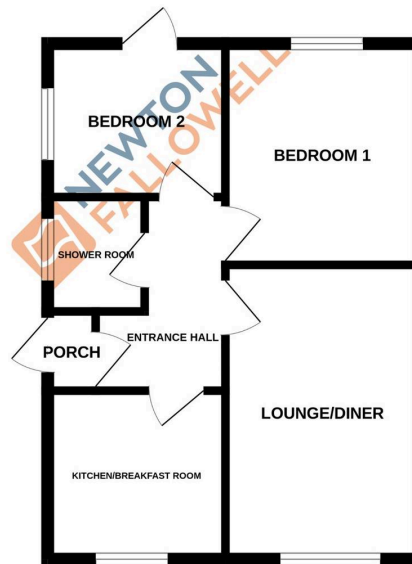
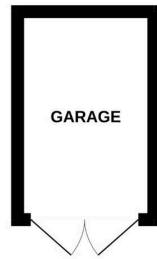
5' 11" x 5' 3" (1.80m x 1.60m)

**Detached Garage**

15' 9" x 7' 10" (4.80m x 2.40m)



GROUND 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.  
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