



26 Valiant Way, Melton Mowbray

Guide Price £210,000

 **NEWTON FALLOWELL**

26 Valiant Way

Melton Mowbray, Melton Mowbray

NO ONWARD CHAIN - SPACIOUS PROPERTY - GENEROUS GARDEN -
PARKING TO THE REAR - WELL PRESENTED

Situated in a popular residential area close to many local amenities and good schools is this well presented mid-terrace house. Having the benefit of gas central heating and uPVC double glazing, the accommodation comprises in brief, entrance hall, cloakroom WC, living room and dining kitchen. On the first floor are three bedrooms, the main bedroom having an en-suite shower room and a family bathroom. There is a shingled area to the front of property designed for low maintenance with courtesy lighting, a South facing rear garden and allocated parking at the rear of the property.

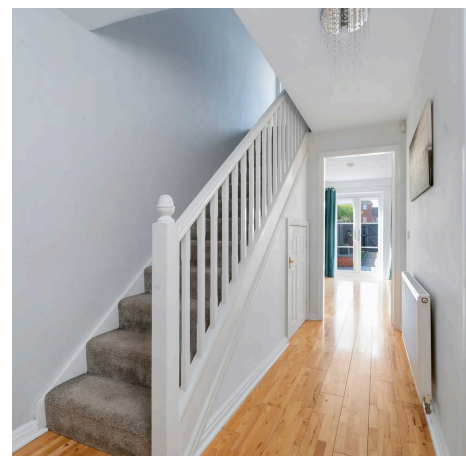
Accessed via the front door into the entrance hall with oak flooring, stairs rising to the first floor, under-stair storage cupboard, and door off to a cloakroom WC having a two piece white suite. A good sized living room having a continuation of the oak flooring, TV point, a window and French doors to the rear aspect. The dining kitchen is fitted with a range of wall and base Shaker style units, complementary work tops, a one and a half bowl sink and drainer, integrated oven, grill and a gas hob with an extractor hood above, space and plumbing for a washing machine and fridge freezer, wall mounted Glow Worm central heating boiler, tiled floor and space to dine. Stairs rising to the first floor landing with access to an insulated loft area, airing cupboard housing the hot water cylinder and doors off to three bedrooms and a family bathroom, the main bedroom having an en-suite shower room. The enclosed South facing rear garden has a raised decked seating area, the majority laid to lawn, garden shed, timber panel fencing to the boundaries and gated access to the allocated parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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Entrance Hall

Cloakroom WC

Living Room

16' 5" x 11' 2" (5.00m x 3.40m)

Dining Kitchen

13' 1" x 9' 6" (4.00m x 2.90m)

Bedroom One

12' 6" x 8' 6" (3.80m x 2.60m)

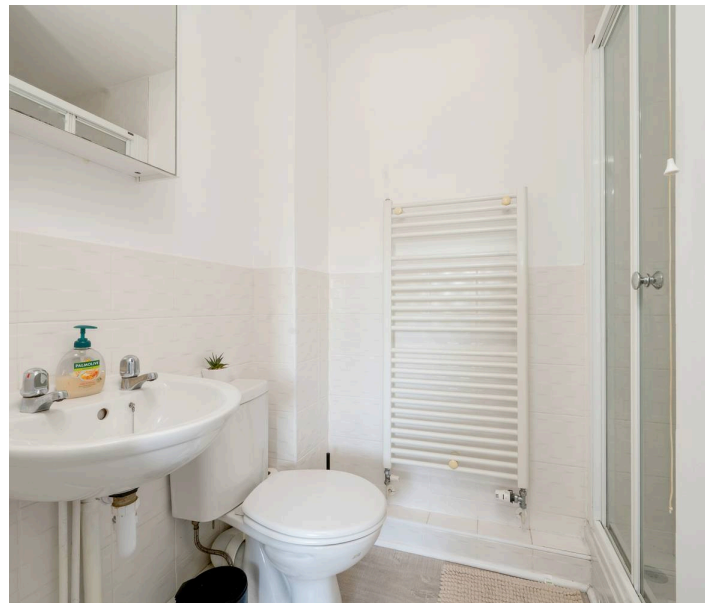
Bedroom Two

9' 6" x 8' 10" (2.90m x 2.70m)

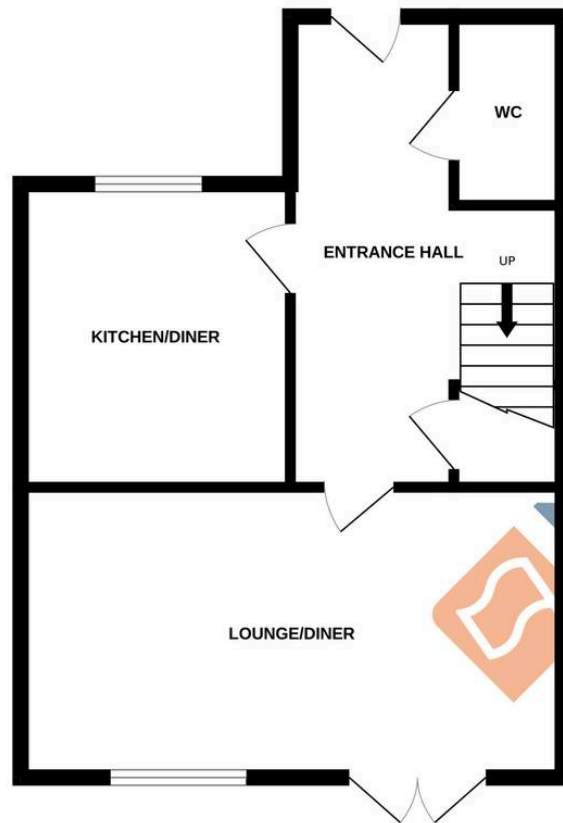
Bedroom Three

7' 7" x 7' 3" (2.30m x 2.20m)

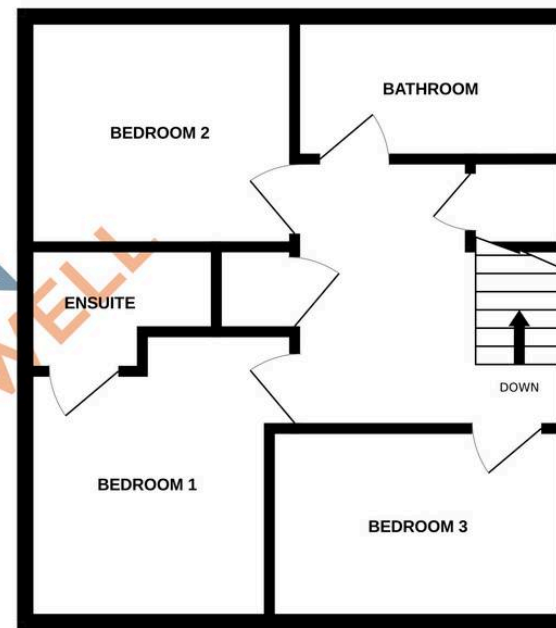
Bathroom



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.
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