



75 Beaufighter Crescent, Melton Mowbray

Guide Price £265,000

 **NEWTON FALLOWELL**

75 Beaufighter Crescent

Melton Mowbray, Melton Mowbray

Parking Arrangements: Allocated Parking

Windows: Double Glazed

Heating: Gas Central Heating

Vendors Position: Buying on

Garden Orientation: East Facing Rear

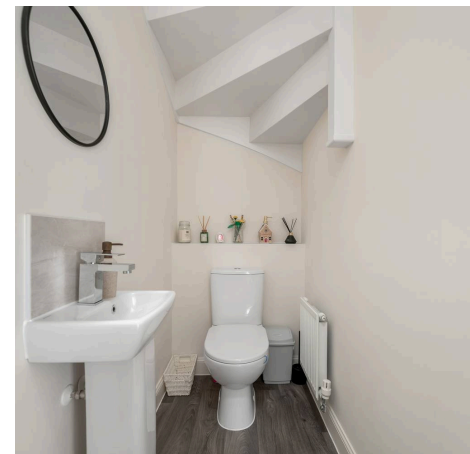
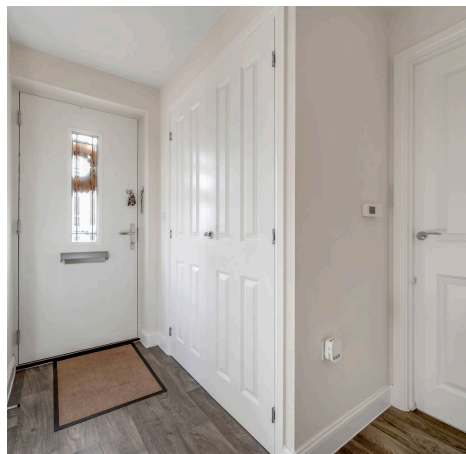
EPC Rating: B

Council Tax Band: C

Total Living Space: Approx 850 sq ft

Situated on the edge of Melton Mowbray in the popular Kings Meadow development is this well presented and energy efficient semi-detached home. The accommodation comprises in brief, entrance hall, cloakroom WC, living room and dining kitchen. On the first floor are three bedrooms, an en-suite shower room and a family bathroom. There is allocated parking to the front of the property and an enclosed rear garden.

Accessed via the front door into the entrance hallway with wood laminate flooring, storage cupboard, stairs rising to the first floor and a door off to a cloakroom WC having a white two piece white suite and a continuation of the wood laminate flooring. The living room has windows to the front and side aspects, carpet flooring and TV point and door off to a generous sized dining kitchen fitted with a modern range of wall and base units, straight edge work surfaces, sink and drainer, integrated oven and hob with a stainless steel extractor hood above and built-in appliances, windows to the rear and side aspects, space to dine, wood laminate flooring and French doors leading to the rear garden. Stairs rising to the first floor landing with loft access and doors off to three bedrooms, an en-suite shower room and family bathroom. Outside to the front is allocated parking and gated access to an enclosed rear garden mainly laid to lawn bordered by a brick wall and timber panel fencing.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

Entrance Hall

Cloakroom WC

Living Room

Dining Kitchen

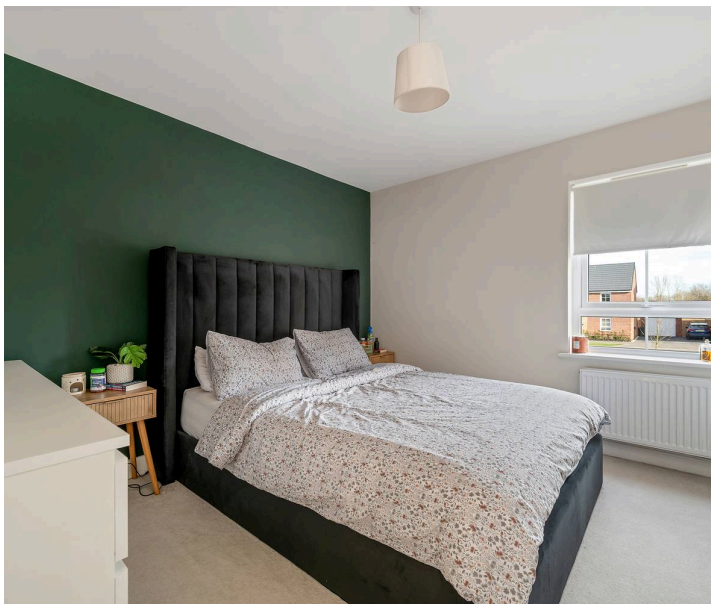
Bedroom One

En-suite Shower Room

Bedroom Two

Bedroom Three

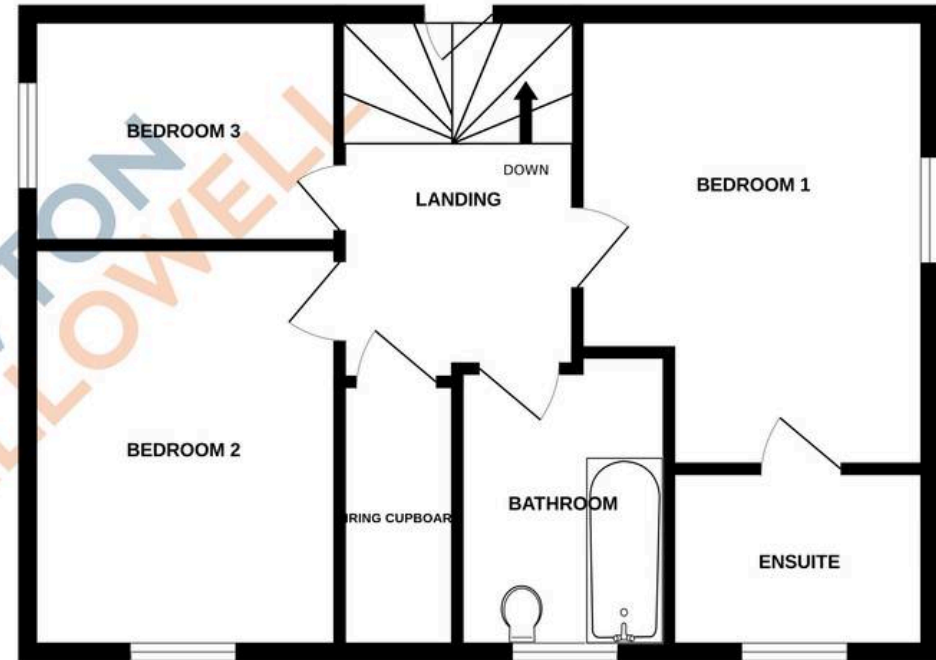
Family Bathroom



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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