



7 Forbes Avenue, Melton Mowbray
£250,000

 **NEWTON FALLOWELL**

7 Forbes Avenue

Melton Mowbray

This immaculate modern town house offers an exceptional opportunity for those seeking a spacious and stylish home in a desirable location, set back from the main road for added privacy and tranquillity. Arranged over three floors, the property features three generously sized bedrooms, providing ample space for family living or those needing extra room for guests or a home office. The main bedroom occupies the entire second floor, boasting a private en-suite bathroom (perfect for a quiet retreat at the end of the day), while the two further bedrooms are situated on the first floor and are served by a contemporary family bathroom. The ground floor comprises a welcoming entrance hall leading to a bright and airy lounge/diner, ideal for both relaxing and entertaining, with a modern kitchen offering a range of fitted units and integrated appliances to cater for all your culinary needs. Finished to a high standard throughout, this home benefits from neutral décor, quality flooring, and double glazing, ensuring a comfortable and energy-efficient environment. Additional practical features include a downstairs cloakroom for added convenience and ample storage solutions throughout. The property comes complete with two allocated parking spaces, providing secure and hassle-free parking for residents and visitors alike. With its well-planned layout, modern finishes, and attention to detail, this town house is ready to move straight into with minimal effort required from the new owners. The location is particularly appealing, offering a peaceful setting while remaining within easy reach of local amenities, reputable schools, and excellent transport links for commuters.





Entrance Hall

15' 0" x 6' 11" (4.57m x 2.12m)

Ground Floor WC

6' 3" x 3' 4" (1.91m x 1.02m)

Kitchen / Breakfast Room

11' 3" x 8' 11" (3.42m x 2.72m)

Lounge / Diner

15' 7" x 12' 1" (4.76m x 3.68m)

First Floor Landing

11' 0" x 3' 5" (3.35m x 1.03m)

Bedroom 2 / Second Living Room

15' 7" x 11' 4" (4.75m x 3.45m)

Bedroom 3

9' 6" x 8' 5" (2.90m x 2.57m)

Bathroom

8' 6" x 6' 2" (2.60m x 1.88m)

Further Landing / Study Area

7' 1" x 4' 4" (2.15m x 1.31m)

Bedroom 1

17' 3" x 12' 0" (5.26m x 3.66m)

En-Suite Shower Room

7' 5" x 4' 8" (2.27m x 1.43m)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Newton Fallowell - Melton Mowbray

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