



65 Valley Road, Melton Mowbray
£230,000

 **NEWTON FALLOWELL**

65 Valley Road

Melton Mowbray

This beautifully presented three bedroom semi-detached house offers an ideal blend of modern comfort and versatile living space, perfectly suited to growing families or those seeking a spacious home in a sought-after residential area.

The property has been thoughtfully extended to provide a generous open plan living and dining room, creating a welcoming environment for both relaxation and entertaining. Large windows and neutral décor enhance the sense of light and space throughout, while the adjoining conservatory offers an additional flexible reception area that can be enjoyed year-round. The well-appointed fitted kitchen features ample storage and worktop space, making meal preparation a pleasure.

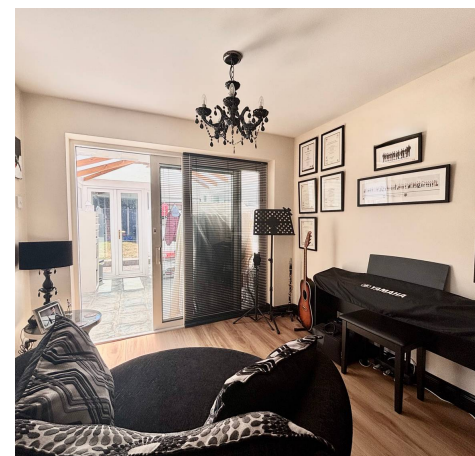
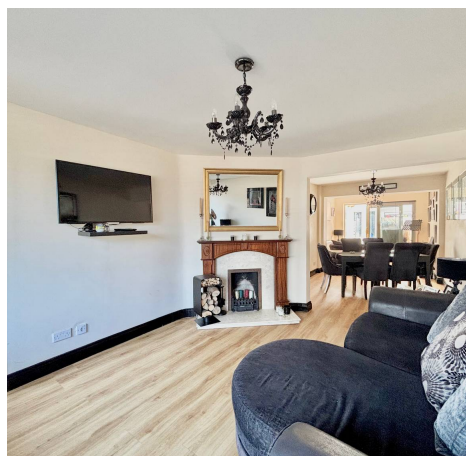
Upstairs, there are three well-proportioned bedrooms, each offering comfortable accommodation and plenty of natural light, alongside a contemporary family bathroom fitted with modern fixtures and a clean, stylish finish. Practicality is further enhanced by off-road parking to the front of the property, ensuring convenience for residents and visitors alike, as well as a detached garage (ideal for secure storage, a workshop, or additional parking as required).

The property's layout has been carefully designed to maximise both living and storage space, with a seamless flow between rooms that caters to the demands of everyday family life. Quality flooring, double glazing, and efficient heating contribute to the property's overall comfort and energy efficiency.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Porch

Hallway

Lounge

15' 9" x 10' 10" (4.79m x 3.30m)

Dining Room

17' 4" x 8' 10" (5.29m x 2.70m)

Conservatory

10' 5" x 8' 11" (3.18m x 2.72m)

Kitchen

9' 5" x 7' 11" (2.87m x 2.42m)

Bedroom One

13' 0" x 9' 10" (3.95m x 3.00m)

Bedroom Two

10' 9" x 9' 5" (3.27m x 2.87m)

Bedroom Three

7' 8" x 7' 1" (2.34m x 2.16m)

Family Bathroom

Council Tax band: C

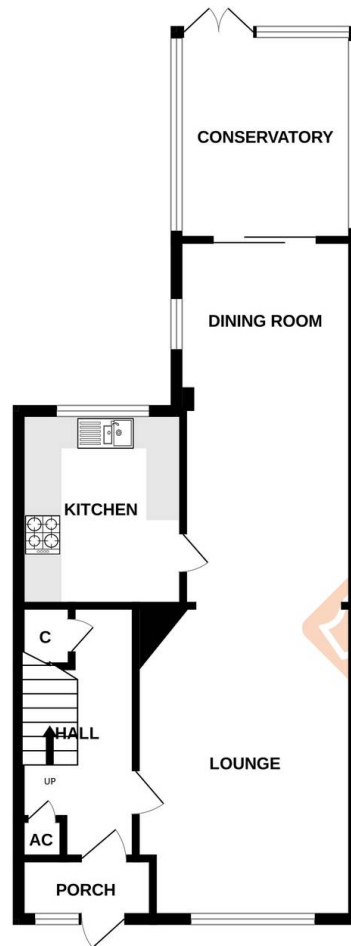
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EPC Energy Efficiency Rating: D

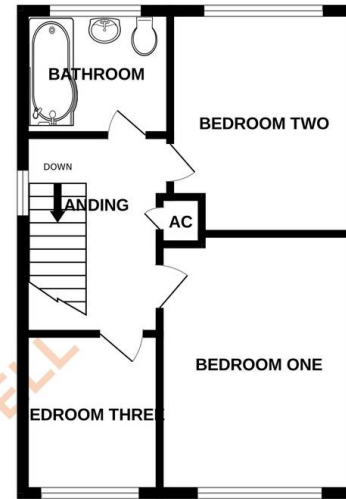
EPC Environmental Impact Rating: D



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.

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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