



2 Beaumont Gardens, Melton Mowbray

Offers Over £275,000

 **NEWTON FALLOWELL**

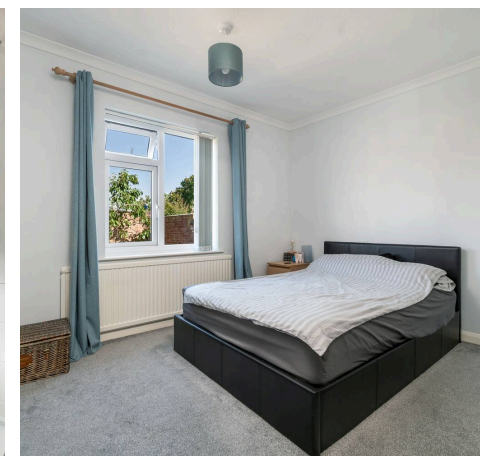
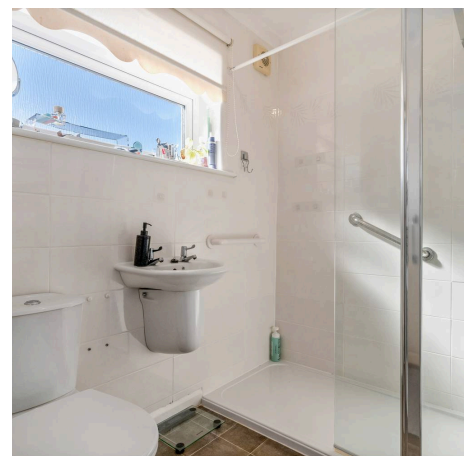
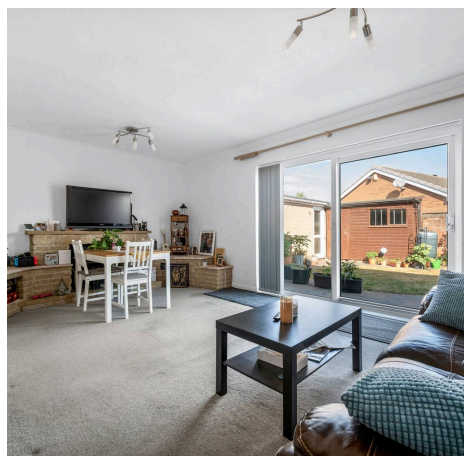
2 Beaumont Gardens

Melton Mowbray

Situated in a quiet cul-de-sac, this beautifully presented modern detached three-bedroom bungalow offers stylish, low-maintenance living in a highly desirable location. There is a spacious and light-filled living room with patio doors opening directly onto the private, south-facing enclosed rear garden, creating an ideal space for both relaxing and entertaining. The contemporary fitted kitchen is well equipped with a range of integrated appliances, while the three well-proportioned bedrooms provide comfortable accommodation. A modern shower room, finished to a high standard, completes the interior. Outside to the front is a gravelled area and driveway providing off-road parking leading to a detached garage and gated access to the enclosed rear garden. Accessed via a double glazed door into the fitted kitchen having a window to the front aspect with fitted blinds, a good range of wall and base units with complementary work tops, sink and drainer, tiled splashbacks, integrated eye level double oven and hob, integrated appliances including space and plumbing for a washing machine and door to storage cupboard. The spacious living room has large patio sliding doors leading to the rear garden, and a curved brick fireplace that extends across the wall, with a TV mounted above the mantel and built-in shelving on both sides, creating a cohesive focal point with ample display and storage space. Doors off to two double bedrooms and a single room and a modern fully tiled shower room having a white three piece suite comprising a low flush WC, wash hand basin and a 'walk-in' double shower cubicle. The South facing rear garden has a paved patio seating area, the remainder laid to lawn, mature bushes and shrubs, and garden shed.

Council Tax band: C

Tenure: Freehold





Kitchen

7' 7" x 7' 7" (2.31m x 2.31m)

Living Room

11' 9" x 17' 7" (3.58m x 5.37m)

Shower Room

5' 5" x 6' 11" (1.64m x 2.10m)

Bedroom

10' 10" x 12' 2" (3.30m x 3.72m)

Bedroom

8' 8" x 8' 6" (2.65m x 2.60m)

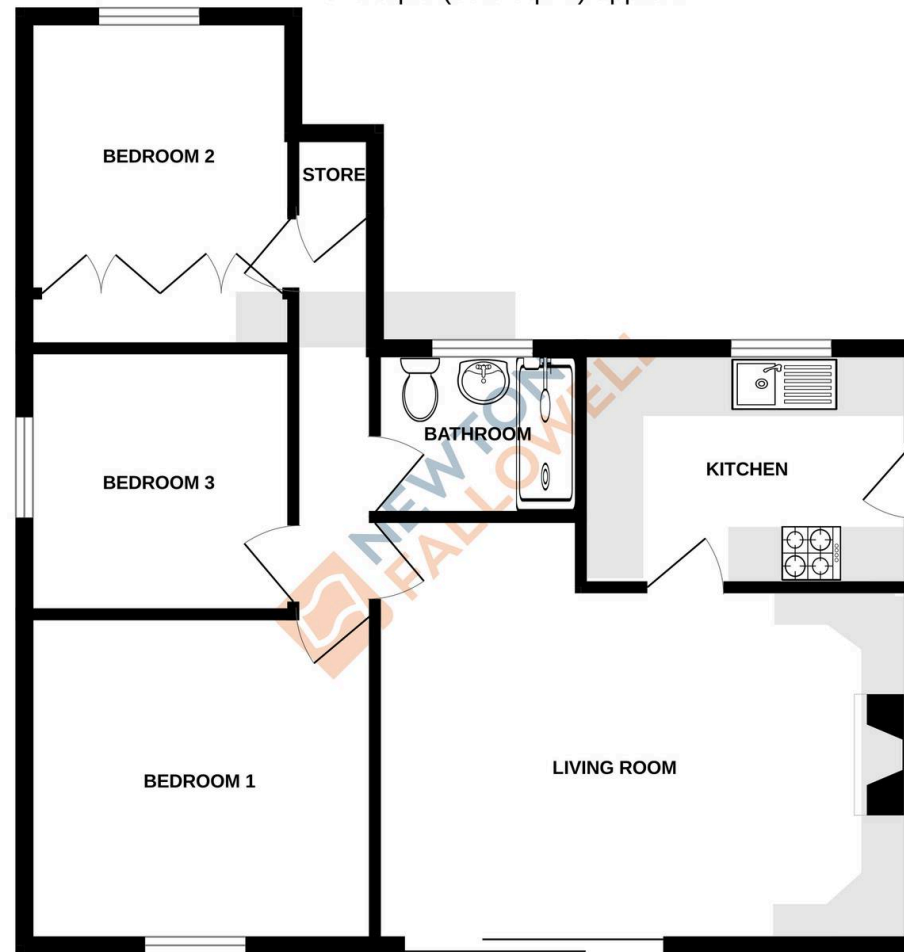
Bedroom

9' 1" x 8' 10" (2.77m x 2.68m)

Detached Garage



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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