



10 Egret Court, Melton Mowbray

Part Buy, Part Rent £90,000

 **NEWTON FALLOWELL**

## 10 Egret Court

Melton Mowbray, Melton Mowbray

Presenting an exceptional opportunity for first-time buyers, this beautifully presented two-bedroom terraced house is offered on a 45% shared ownership basis, making it an accessible and attractive step onto the property ladder. The property is thoughtfully designed to meet the needs of modern living, featuring a bright and spacious open plan living kitchen diner that creates a welcoming and versatile space for relaxing, dining, and entertaining. The stylish kitchen is fitted with contemporary units and integrated appliances, seamlessly blending functionality with aesthetic appeal. A convenient ground floor WC adds practicality, while a utility cupboard with storage ensures that household essentials are kept neatly out of sight. Upstairs, the property offers two well-proportioned bedrooms, both of which are filled with natural light and provide comfortable spaces for rest and relaxation. The main bathroom is finished to a high standard, featuring a modern suite that includes a bath with shower over, wash basin, and WC. The property further benefits from two allocated parking spaces, providing peace of mind and convenience for residents and visitors alike. Offered with no onward chain, this home is ready for immediate occupation, allowing buyers to move in with minimal delay. The neutral décor throughout allows for personalisation, making it easy for new owners to add their own style and create a truly individual home. The property is situated in a popular and well-established residential area, with easy access to local amenities, reputable schools, and excellent transport links, making it ideal for professionals, couples, or small families seeking a comfortable and convenient lifestyle.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





The shared ownership scheme offers an affordable route to home ownership, with the option to purchase additional shares in the future if desired. This stunning first home combines style, practicality, and value, making it a standout choice for those looking to secure a quality property in a sought-after location. With its well-designed layout, generous living spaces, and thoughtful features, this two-bedroom terraced house represents an unmissable opportunity to enjoy all the benefits of modern living in a welcoming community.

#### **Hall**

5' 3" x 4' 2" (1.60m x 1.28m)

#### **Ground Floor WC**

4' 10" x 4' 2" (1.48m x 1.27m)

#### **Utility Cupboard**

4' 3" x 2' 3" (1.29m x 0.68m)

#### **Open Plan Living Kitchen Diner**

21' 2" x 13' 1" (6.44m x 3.99m)

#### **First Floor Landing**

6' 9" x 6' 8" (2.05m x 2.02m)

#### **Bedroom 1**

13' 1" x 9' 10" (3.99m x 2.99m)

#### **Bedroom 2**

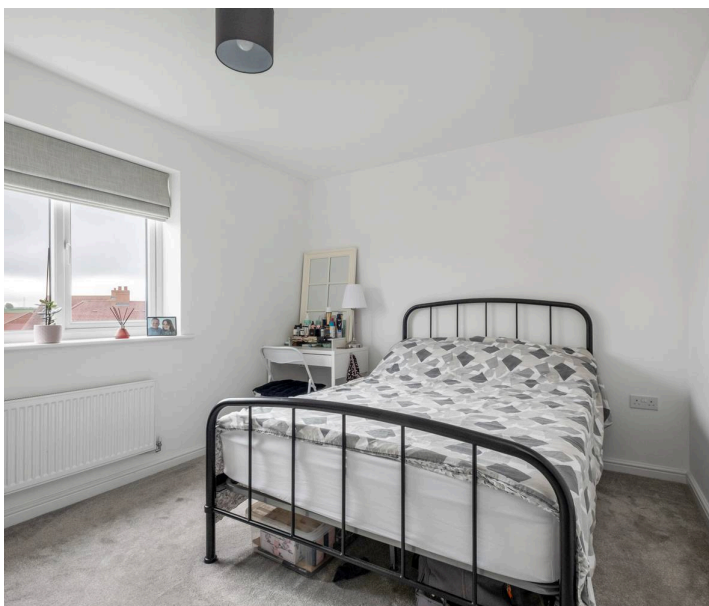
8' 6" x 9' 5" (2.60m x 2.86m)  
(3.99m in to recess)

#### **Bathroom**

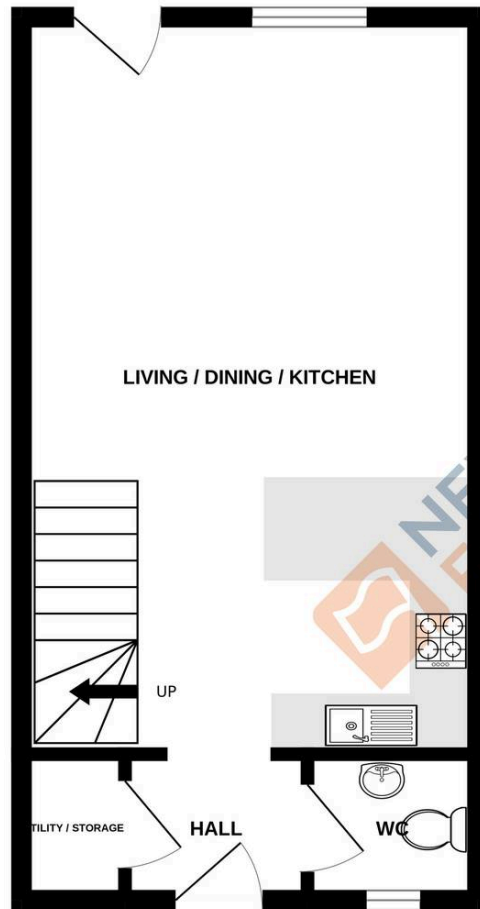
6' 7" x 6' 2" (2.01m x 1.88m)

#### **Shared Ownership**

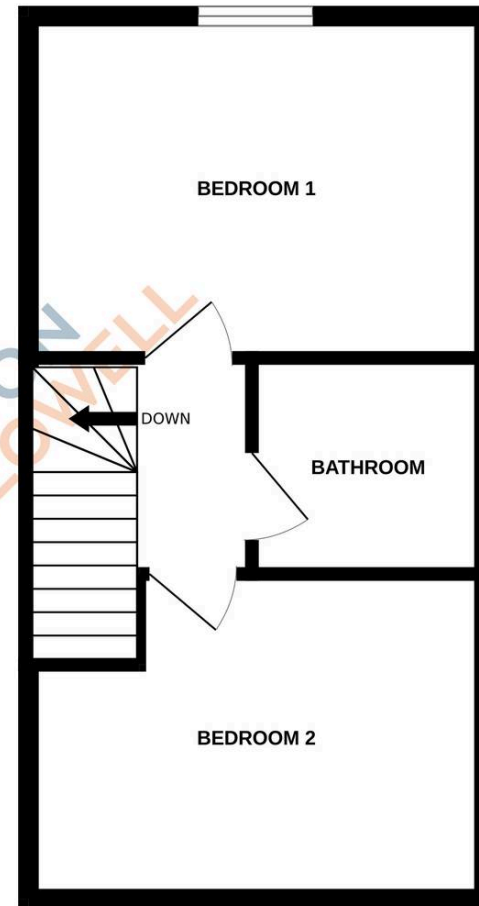
The property is being sold as Shared Ownership with 45% share in conjunction with Riverside Housing Association. Full details can be found at <https://www.riverside.org.uk/find-a-home/buy-a-home/about-shared-ownership/>



GROUND FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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## Newton Fallowell - Melton Mowbray

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