



97 Baldocks Lane, Melton Mowbray  
£215,000

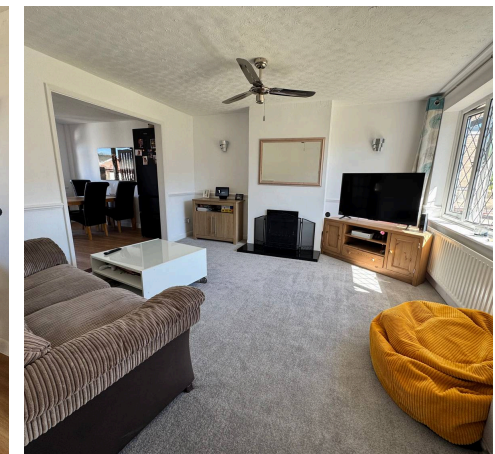
 **NEWTON FALLOWELL**

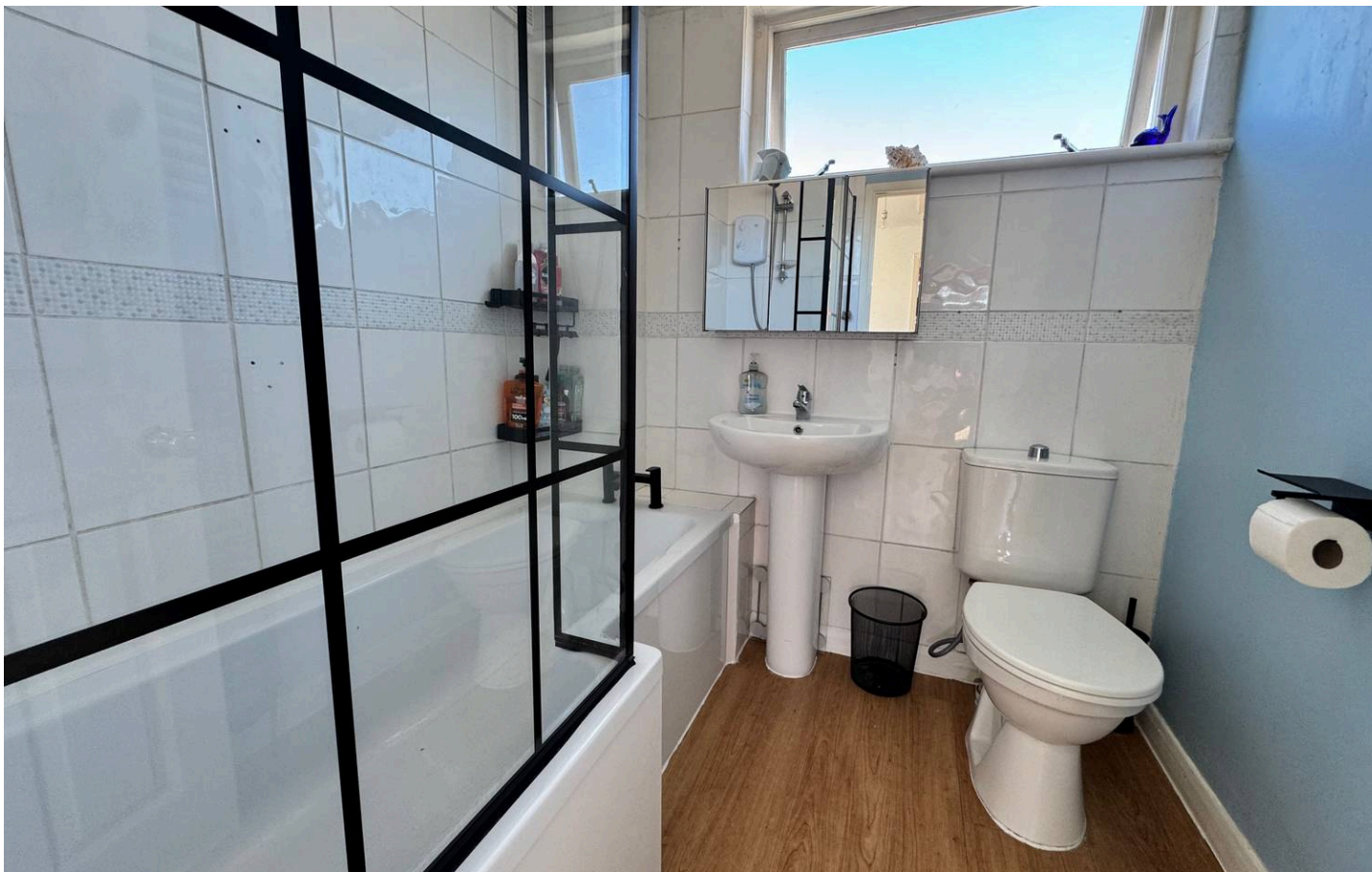
## 97 Baldocks Lane

Melton Mowbray, Melton Mowbray

This recently improved three-bedroom semi-detached house offers a superb blend of modern comfort and practical living, making it an ideal choice for families and professionals alike. Upon entering, you are welcomed into a bright and spacious lounge, perfect for relaxing or entertaining guests. The separate dining room provides an inviting setting for family meals or dinner parties, with ample space for a large table and chairs. The kitchen is thoughtfully designed and well-equipped, featuring modern fitted units and quality appliances, making meal preparation both easy and enjoyable. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom that benefits from air conditioning for year-round comfort. The contemporary family bathroom is finished to a high standard with stylish fixtures and fittings, offering a tranquil space to unwind. Additional features include gas central heating, double glazing throughout, and ample storage options to meet the needs of a busy household.

Externally, the property boasts a private rear garden, ideal for outdoor entertaining, children's play, or simply relaxing in a peaceful setting. The garden is mainly laid to lawn with a patio area, providing space for garden furniture and summer barbeques. There is driveway parking to the front of the house, offering off-road parking for multiple vehicles, as well as a single garage which provides additional storage or secure parking. For those with electric vehicles, a fitted EV charger is conveniently installed, ensuring easy and efficient charging at home.





The property is situated in a sought-after residential area, close to local amenities, reputable schools, and excellent transport links, making daily commutes and family outings straightforward. This home combines attractive outdoor space with practical features, presenting a fantastic opportunity for buyers seeking a move-in ready property in a desirable location. Early viewing is highly recommended to appreciate all that this impressive home has to offer.

**Entrance Porch**

6' 3" x 3' 6" (1.91m x 1.07m)

**Hallway**

6' 3" x 2' 10" (1.91m x 0.86m)

**Lounge**

13' 7" x 12' 11" (4.13m x 3.93m)

**Dining Room**

10' 9" x 9' 0" (3.28m x 2.74m)

**Kitchen**

10' 5" x 7' 7" (3.17m x 2.30m)

**First Floor Landing**

7' 10" x 6' 4" (2.39m x 1.94m)

**Bedroom 1**

12' 8" x 9' 11" (3.86m x 3.02m)

**Bedroom 2**

11' 4" x 10' 2" (3.45m x 3.10m)

**Bedroom 3**

9' 7" x 6' 7" (2.92m x 2.01m)

**Bathroom**

6' 4" x 6' 3" (1.92m x 1.91m)

Council Tax band: B

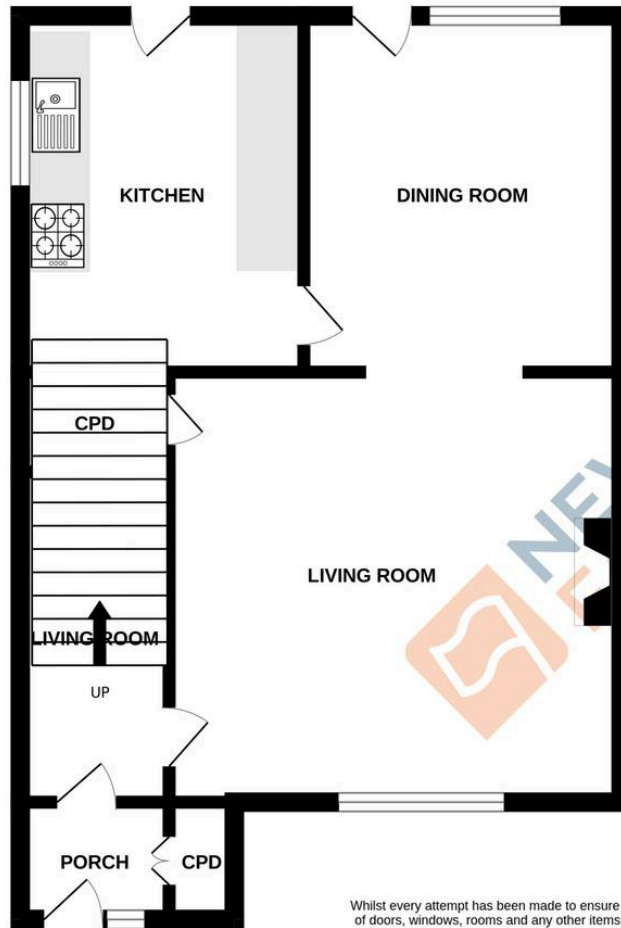
Tenure: Freehold

EPC Energy Efficiency Rating: D

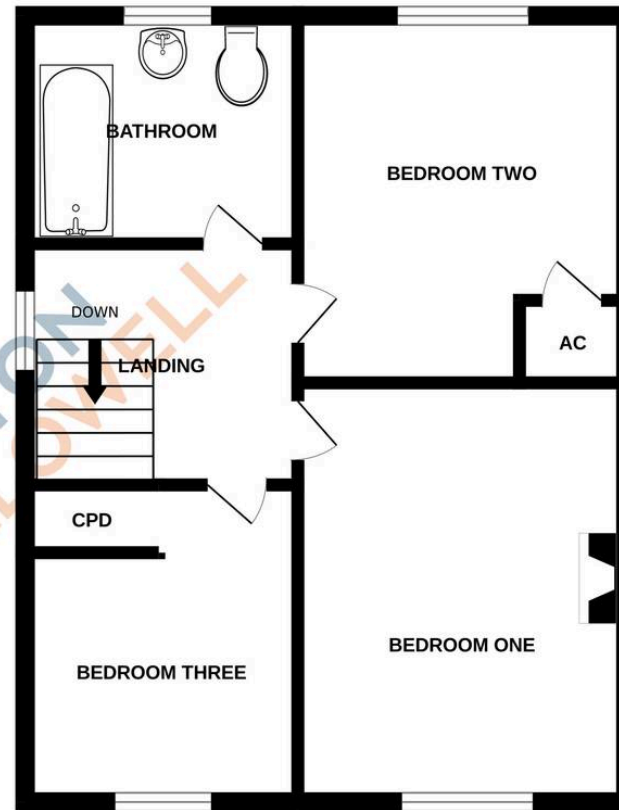
EPC Environmental Impact Rating: D



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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