



42 Greaves Avenue, Melton Mowbray, LE13 0LE

 **NEWTON FALLOWELL**

3 1 1

Key Features

- End Terrace House
- Three Generous Bedrooms
- Dual Aspect Living Room
- Open Plan Dining Kitchen
- Mature Front & Rear Gardens
- Private Driveway & Garage
- Substantial Corner Plot
- No Onward Chain
- EPC Rating U
- Freehold

£189,950





Occupying a generous corner plot, this three bedroom end terrace house is offered for sale with no upward chain and an ideal opportunity for the first time buyer or investor. In need of some updating but having the benefit of a re-fitted shower room and kitchen with a detached garage and driveway, the accommodation comprises in brief, entrance porch, hallway, living room, dining kitchen and utility room. On the first floor are three bedrooms and a family shower room. At the rear of the property is a driveway leading to a detached garage and gated access to an enclosed rear garden.

Accessed via a double glazed door into the entrance porch and further door into the hallway with doors off to the living room, dining kitchen and stairs rising to the first floor. The dual aspect living room has windows to the front and rear aspects, a feature stone built fireplace with a gas fire, TV point and radiator. A generous sized dining kitchen has windows to the front, side and rear aspects and a door through to a utility room and has been re-fitted with a good range of wall and base Shaker style units, straight edge work surfaces, sink and drainer, tiled splashbacks, integrated oven and gas hob, tiled flooring and space to dine. Stairs rising to the first floor with access to an insulated loft and doors off to three bedrooms and a re-fitted family shower room having a modern white suite comprising a low flush WC, wash hand basin and walk-in double shower cubicle with a sliding door and tiled splashbacks.



Outside to the front are steps up to the entrance door with a gravelled frontage and a good sized area laid to lawn at the side with hedging to the boundary. There is a block paved driveway at the rear providing off-road parking for one car leading to a detached garage with an up and over door. Gated access to an enclosed and well tended South facing rear garden with a paved patio, mature shrubs and bushes, greenhouse and an area laid to lawn.

The property does require some updating but has had a new kitchen, new shower room, guttering and fascias, and new doors on the porch.

Entrance Porch 1.4m x 0.59m (4'7" x 1'11")

Hallway 2.17m x 1.65m (7'1" x 5'5")

Living Room 5.18m x 3.71m (17'0" x 12'2")

Kitchen Dining Room 7.06m x 3.73m (23'2" x 12'2")

Rear Entrance 1.79m x 1.06m (5'11" x 3'6")

Utility Room 1.79m x 1.49m (5'11" x 4'11")

First Floor Landing 2.62m x 1.68m (8'7" x 5'6")

Bedroom One 3.43m x 3.4m (11'4" x 11'2")

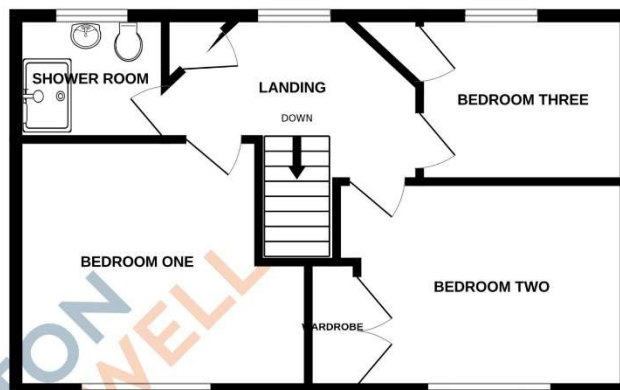
Bedroom Two 3.76m x 2.85m (12'4" x 9'5")

Bedroom Three 2.86m x 2.25m (9'5" x 7'5")

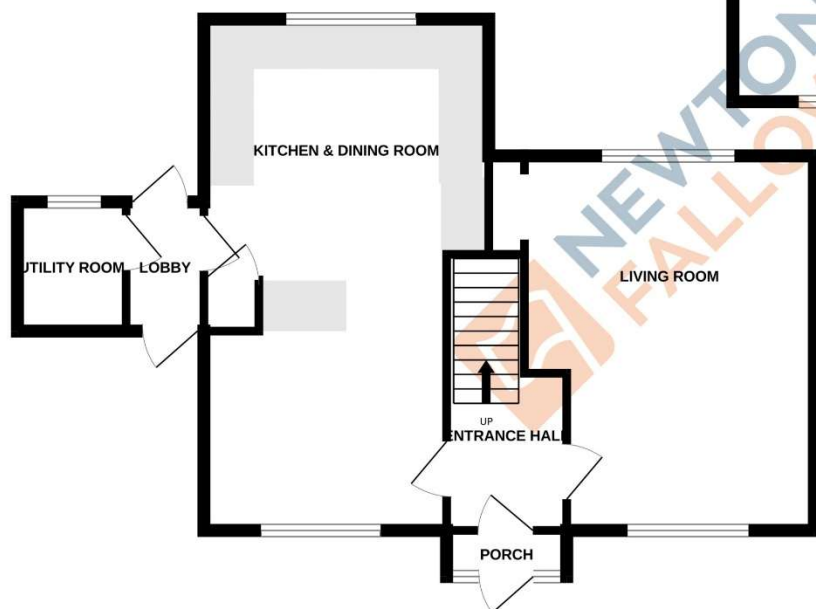
Shower Room 2.08m x 1.64m (6'10" x 5'5")

Garage

1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



GREAVES AVENUE, MELTON MOWBRAY, LE13 0LE

TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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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COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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