



23 Elms Road, Melton Mowbray

Offers Over £225,000

 **NEWTON FALLOWELL**

23 Elms Road

Melton Mowbray

This well presented three-bedroom semi-detached family home offers modern living in a highly convenient location, just a short distance from the town centre, and train station. The property features bright and spacious accommodation throughout, including a welcoming living room, an open plan dining kitchen, and three well-proportioned bedrooms, making it ideal for families, first-time buyers or those looking to upsize. Outside, the home benefits from a driveway providing off-road parking and a generous rear garden, providing the perfect space for entertaining, relaxing, or enjoying the sunshine throughout the day. Accessed via the front door into the entrance porch and door through to the hallway with stairs rising to the first floor, an under-stair storage cupboard, wood laminate flooring and doors leading to the lounge and dining kitchen. The lounge has a 'walk-in' bay window to the front aspect, feature fireplace with surround, TV point and radiator. The spacious fitted dining kitchen has a modern array of wall and base units, straight edge wooden work surfaces, sink and drainer, integrated electric oven and gas hob with a stainless steel extractor hood above, space and plumbing for a dishwasher, washing machine and a freestanding fridge freezer, a large peninsula island with seating, window to the side aspect and French doors leading to a raised decked area overlooking the south-facing rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Stairs rising to the first floor landing having a window to the side aspect, loft access and doors off to three bedrooms and a family bathroom with a white three piece suite comprising a low flush WC, and wash hand basin set in a vanity unit, bath with an overhead shower and folding shower screen, heated towel rail and tiling to wet areas. Outside to the front is a gravelled driveway providing off-road parking and gated access to an enclosed south-facing garden having an elevated decked seating and barbeque area ideal for those alfresco evenings. Steps down to the remainder laid to lawn with a garden shed and outside tap. There is a further paved patio seating area beneath a wooden pergola with lighting, a Summer House having light and power with WiFi connected making this ideal as a home office, and hedging and timber panel fencing to the boundaries.

Entrance Porch

Hallway

Lounge

12' 0" x 14' 6" (3.66m x 4.42m)

Dining Kitchen

17' 11" x 10' 9" (5.47m x 3.27m)

Bedroom One

10' 10" x 14' 6" (3.29m x 4.42m)

Bedroom Two

11' 10" x 10' 2" (3.60m x 3.10m)

Bedroom Three

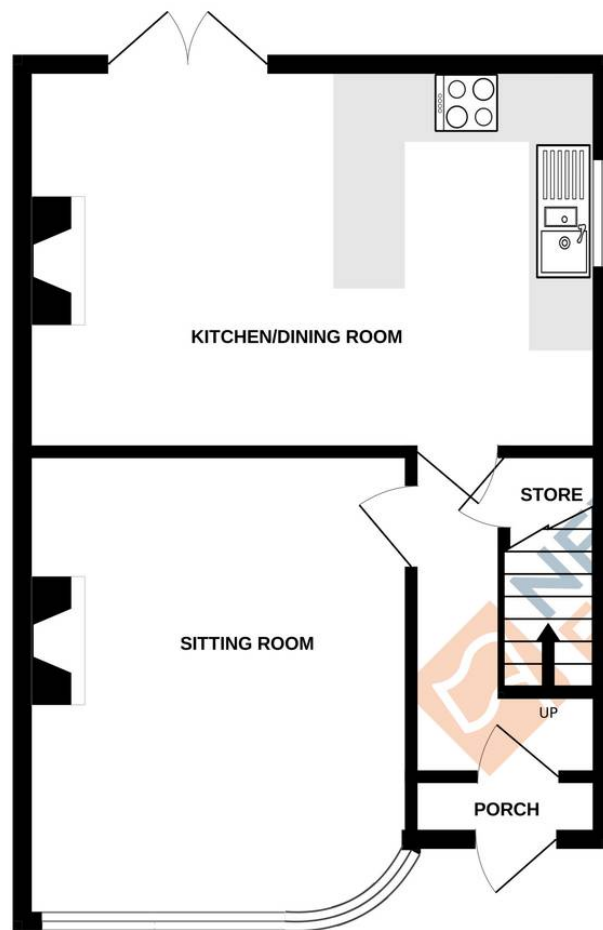
7' 9" x 6' 9" (2.35m x 2.07m)

Bathroom

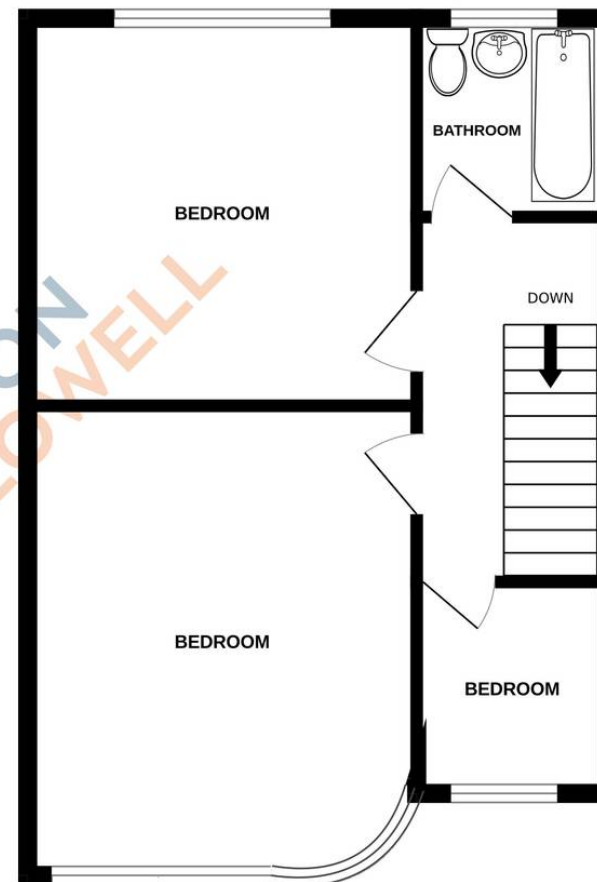
6' 1" x 5' 8" (1.86m x 1.73m)



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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