



6 Keats Close, Melton Mowbray

Offers in Region of £425,000

 **NEWTON FALLOWELL**

6 Keats Close

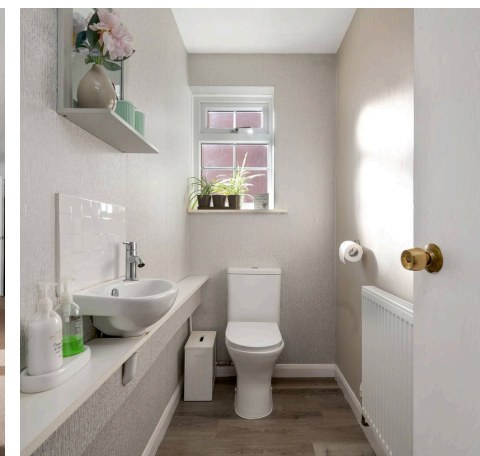
Melton Mowbray, Melton Mowbray

Situated in a quiet cul-de-sac in a desirable residential area to the North of the town is this well presented and extended detached family home offered for sale with no onward chain. Having the benefit of gas central heating and uPVC double glazing, the spacious accommodation comprises in brief, entrance hall, cloakroom WC, living room, dining room, breakfast kitchen and utility room. On the first floor are four double bedrooms and a family bathroom. There is an attached single garage and gated access to an enclosed rear garden.

Accessed via the front door into the entrance hall with stairs rising to the first floor, wood laminate flooring, under-stair storage cupboard and door to a cloakroom WC having a two piece suite and obscure window to the side aspect. Glazed double doors leading through to a spacious, light and airy, living room with an attractive bow window and further window to the front aspect, wood laminate flooring, an inset coal effect gas fire with wooden surround and marble hearth, TV point and door off to a dining room with, a window and sliding patio doors leading to the rear garden. From the dining room is access to the breakfast kitchen fitted with a modern range of wall and base units, complementary worktops, sink and drainer, tiled splash-backs, integrated double oven and hob, stainless steel extractor hood above, dishwasher, tiled floor, space for a freestanding 'American' style fridge freezer, feature vertical radiator, and two windows to the rear aspect.

Council Tax band: E Tenure: Freehold

EPC Energy Efficiency Rating: D





The utility room has a base unit, stainless steel sink and mixer tap, space and plumbing for a washing machine, tumble dryer and fridge freezer, a window and door leading to the rear garden. Stairs rising to the first floor landing with access to a fully insulated loft, an airing cupboard housing the hot water tank and doors off to four double bedrooms and a family bathroom.

Outside to the front is an area laid to lawn and a driveway providing off-road parking leading to an attached single garage with an up and over door, power and light. Side gated access to an enclosed rear garden having a paved patio seating area, an ornamental brick wall and steps up to the remainder laid to lawn, mature shrubs and bushes, outside tap and lighting and timber panel fencing to the boundaries.

Living Room

17' 1" x 13' 9" (5.20m x 4.20m)

Dining Room

12' 6" x 9' 6" (3.80m x 2.90m)

Family Room

9' 10" x 9' 6" (3.00m x 2.90m)

Breakfast Kitchen

14' 1" x 12' 6" (4.30m x 3.80m)

Utility Room

7' 7" x 7' 7" (2.30m x 2.30m)

Bedroom One

13' 9" x 13' 1" (4.20m x 4.00m)

Bedroom Two

13' 9" x 10' 6" (4.20m x 3.20m)

Bedroom Three

22' 8" x 7' 3" (6.90m x 2.20m)

Bedroom Four

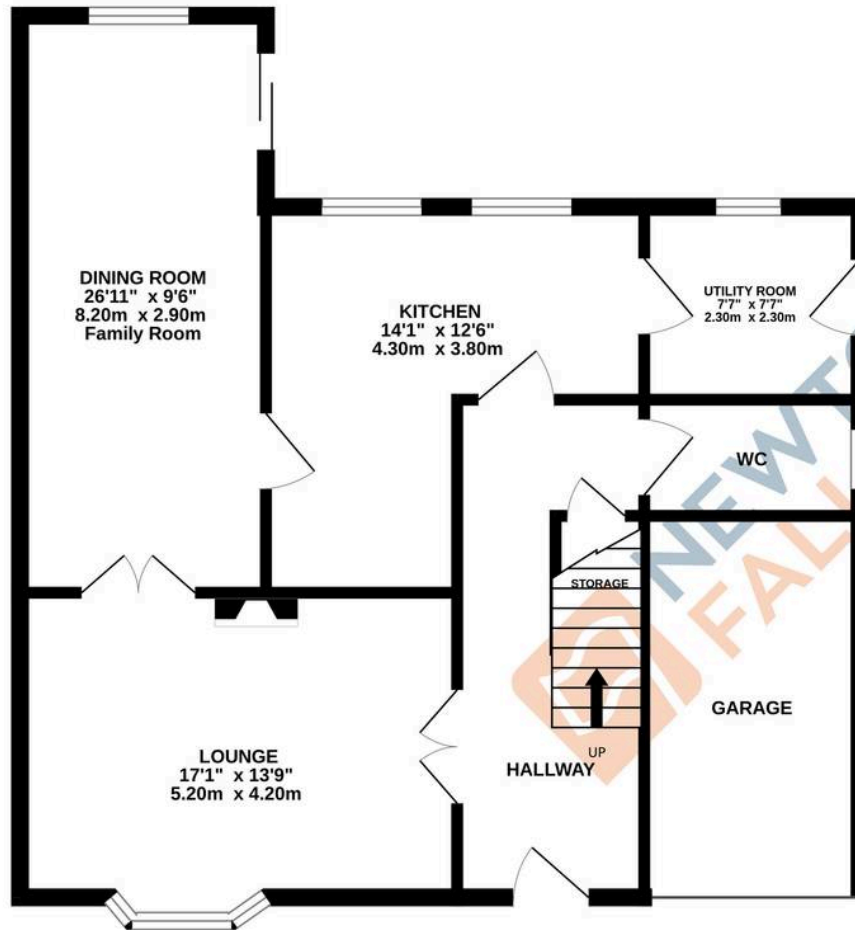
9' 6" x 9' 2" (2.90m x 2.80m)

Family Bathroom

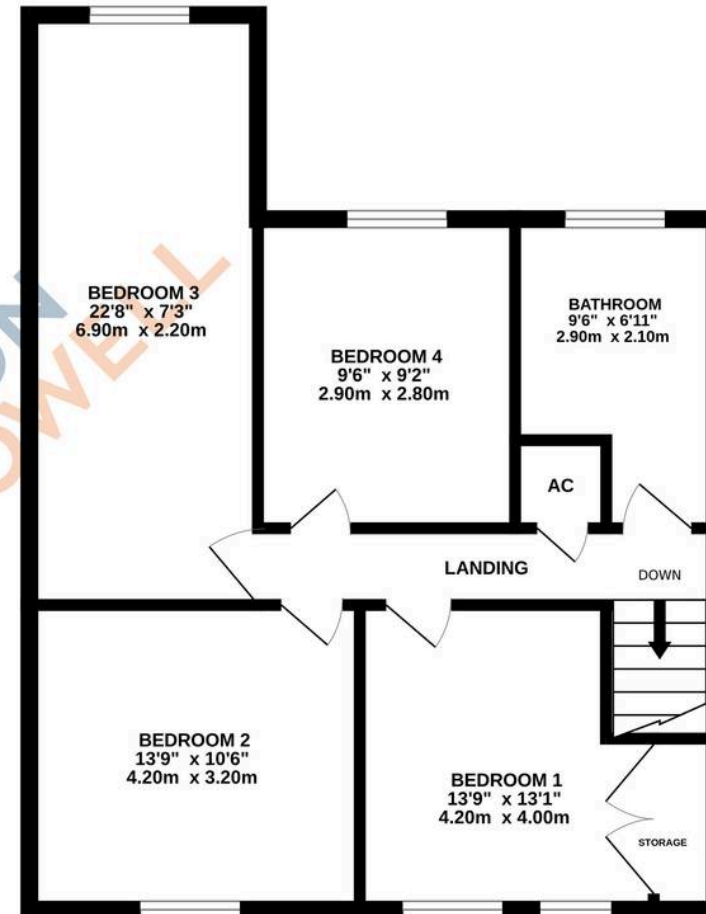
9' 6" x 6' 11" (2.90m x 2.10m)



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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