



Alvaston Road, Melton Mowbray
Offers Over £325,000





Located on a quiet and sought after estate in Melton Mowbray, this property combines modern open plan family living with generous proportions and a high-end finish. This stunning residence has excellent ceiling height throughout and an abundance of natural light. The home is positioned on a good-sized plot with zoned garden areas and parking for multiple vehicles. The property has been thoughtfully configured to provide an entrance hall, contemporary living kitchen dining room, sunroom overlooking the garden, living room and a cloakroom to the ground floor. The first floor offers three well-appointed bedrooms and a family bathroom; the principal bedroom has a bay window and feature panelling. Outside is a south facing mainly laid to lawn garden with a patio, decked area, a fully equipped home office, and driveway parking. The current owners have lovingly refurbished the property to an exceptional standard; new windows, external and internal doors, guttering, soffits and fascia's, underfloor heating, roof lantern, quartz work surfaces, tri-fold doors, integrated appliances including electric oven, induction hob, double fridge and freezer are just some of the contemporary features. Call for more details and to arrange a viewing.

Tenure: Freehold

All mains services

Council tax Band C





ENTRANCE HALL

LIVING ROOM 5.15m x 3.33m (16'11" x 10'11")

KITCHEN/DINER 4.84m x 5.24m (15'11" x 17'2")

SUN ROOM 2.88m x 3.33m (9'5" x 10'11")

OFFICE/GYM 6.21m x 2.44m (20'4" x 8')

BEDROOM ONE 4.48m x 3.02m (14'8" x 9'11")

BEDROOM TWO 3.72m x 3.33m (12'2" x 10'11")

BEDROOM THREE 2.43m x 2.12m (8" x 6'11")

LANDING



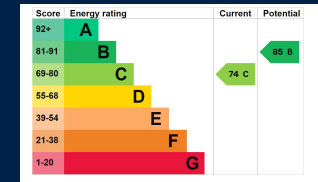




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This stunning extended three-bedroom property sits on a estate on the north side of town and offers over 1200 square feet of accommodation. Externally there is parking for numerous vehicles and an enviable garden office.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements