



Connells

Melton Road
Thurmaston Leicester

Melton Road Thurmaston Leicester LE4 8EE

for sale offers in excess of
£280,000



Property Description

This charming three bedroom semi-detached family home is situated on Melton Road, in the highly accessible and well connected area of Leicester. Tastefully decorated throughout, the property offers a harmonious blend of style and functionality, ideal for modern family living.

Upon entering, you are greeted by a spacious living room which leads into three further generously sized reception rooms - perfect for flexible living, entertaining, a home office or kids' play space. The heart of the house is a well fitted kitchen/breakfast room, where family meals and morning routines can comfortably take place.

Upstairs, there are three comfortable bedrooms, each thoughtfully presented, along with a contemporary family bathroom. The décor throughout is fresh and neutral, allowing you to move in and personalise the space immediately.

The property benefits from on street parking on a residential street offering convenience, and to the rear you'll find a beautifully landscaped garden. The garden is a private outdoor haven, ideal for summer barbecues, quiet relaxation or children's play, and provides a lovely extension to the living space.

Entrance Porch

A welcoming entrance porch provides a sheltered space before stepping into the home, offers space for coats and shoes.

Living Room

12' 4" x 11' 4" (3.76m x 3.45m)

A spacious bay-fronted living room, beautifully presented with neutral décor and flooded with natural light. The room features a gas fireplace set within an attractive brick surround, creating a cosy focal point. Soft carpet flooring adds comfort underfoot, while an enclosed staircase rises to the first floor, incorporating useful understairs storage to maximise space and practicality.

Dining Room

8' 1" x 6' 9" (2.46m x 2.06m)

Situated at the heart of the home, this centrally located dining room offers a well-defined space for formal dining or everyday family meals. Finished with carpet flooring and a radiator, this room provides direct access to the kitchen breakfast area, ensuring a practical and connected layout.

Kitchen/Breakfast Room

16' 3" x 8' 8" (4.95m x 2.64m)

spacious and well-appointed breakfast kitchen featuring a comprehensive range of quality base units, providing ample storage and generous worktop space for food preparation. The layout includes a stylish breakfast bar, perfect for casual dining or morning coffee. This bright and functional space is ideal for both everyday living and social gatherings, combining practicality with style.

Conservatory

15' 3" x 9' 7" (4.65m x 2.92m)

A spacious, double-glazed conservatory flooded with natural light, offering panoramic views over the beautifully landscaped rear garden. French doors open directly onto a stylish decked patio area, ideal for entertaining and enjoying the outdoors. The room features attractive laminate flooring and a radiator, making it a comfortable and versatile space to enjoy all year round.

Reception Room Three

8' 6" x 8' 6" (2.59m x 2.59m)

This adaptable ground floor room offers a variety of potential uses to suit modern living. Whether utilised as a cosy home office, children's playroom, hobby space, or occasional ground floor bedroom, it provides valuable additional living accommodation and offers flexibility for changing needs.

Bedroom One

11' 4" x 10' 1" (3.45m x 3.07m)

Situated to the front aspect of the home, this generously sized master bedroom features an attractive bay window, offering an abundance of natural light and a pleasant outlook. The room is fully carpeted for comfort and warmth, and benefits from a radiator, ensuring a cosy atmosphere year-round. A perfect space to unwind and relax.

Bedroom Two

11' 2" x 8' 3" (3.40m x 2.51m)

Positioned to the rear aspect of the home, this well-proportioned bedroom enjoys a peaceful outlook through a window overlooking the rear garden. It benefits from fitted wardrobes providing ample storage, carpet and a radiator to ensure comfort throughout the seasons.

Bedroom Three

6' 7" x 5' 4" (2.01m x 1.63m)

Located to the front aspect of the home, this single bedroom features a window overlooking the front, allowing for natural light to brighten the space. The room is fitted with carpet and a radiator, providing comfort throughout the year.

Family Bathroom

Situated to the rear aspect of the home, this modern and stylish family bathroom offers both functionality and comfort. The space features a contemporary white four-piece suite, including a corner shower cubicle fitted with an electric shower, a sleek bath with mixer taps, a vanity wash hand basin, and a low-level WC. Finished with tiled flooring and contrasting splashback tiles that add a touch of elegance, the room is further enhanced by a heated towel rail and a rear-facing window that allows natural light to brighten the space.

Outside

Externally, the property impresses with a chic, low-maintenance paved front garden and convenient on-street parking. To the rear, you'll find an extensive and private garden, perfect for families or those who enjoy outdoor living. A spacious decked patio area provides an ideal spot for entertaining or al fresco dining, while the remainder of the garden is mainly laid to lawn-offering plenty of space for children, pets, or relaxation. Enclosed by secure fencing for added privacy, the garden also features a practical wooden storage shed and a 9ft by 15ft concrete outbuilding to the top right corner of the garden, completing this impressive outdoor space whilst creating a tranquil retreat. The property also benefits from a back gate that leads out to a quiet alleyway, providing direct access to the nearby park, perfect for outdoor activities and leisurely strolls. Additionally, a side gate offers easy access to the front aspect of the home, enhancing convenience and security.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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Property Ref: LTR325330 - 0003