



Connells

Hedgehog Close
Melton Mowbray

Hedgehog Close Melton Mowbray LE13 0FN

for sale guide price
£200,000



Property Description

Located just off of Leicester Road, the two bedroom, semi-detached home is perfectly located for commuting to Leicester or Loughborough; the home is also conveniently situated close to town providing further amenities such as popular shops and markets, great schools and further transport links.

The accommodation to the ground floor comprises of entrance hall, ground floor WC, lounge, kitchen/diner with French doors leading out to the rear garden. On the first floor are two double bedrooms and separate family bathroom. The property has a driveway providing off road parking. To the rear is an enclosed garden which is mostly laid to lawn with a patio area.

Lounge

12' 9" x 14' include recess (3.89m x 4.27m include recess)

To the entrance of the property you have a double glazed front door which leads you in to the bright and airy lounge, with convenient under stair storage cupboard.

The lounge is a fantastic family space, decorated in neutral colours and comprising of a double glazed window and door to the front elevation so flooding the space with natural light. The lounge has a wall mounted radiator and is carpeted.

Kitchen

8' 2" x 14' (2.49m x 4.27m)

The kitchen diner is decorated in neutral colours and comprises of a double glazed window to the rear elevation and double glazed French doors leading out to the rear of the property. A fitted kitchen with both wall and base units, work surfaces, sink with drainer, integral gas hob, integral electric oven, space for a washing machine, space for a fridge freezer, ceiling spot lights, a wall mounted radiator and has wooden laminate flooring.

Cloakroom W/c

The cloakroom comprises of a W/C, hand-wash basin, a wall-mounted radiator and has a vinyl floor.

Bedroom One

8' 11" x 14' including recess (2.72m x 4.27m including recess)

Bedroom one is a good size, decorated in neutral colours and comprising of two double glazed windows to the rear elevation, a wall mounted radiator and is carpeted.

Bedroom Two

9' 7" x 14' (2.92m x 4.27m)

Bedroom two is a good size, decorated in neutral colours and comprising of two double glazed windows to the front elevation, a wall mounted radiator and is carpeted.

Bathroom

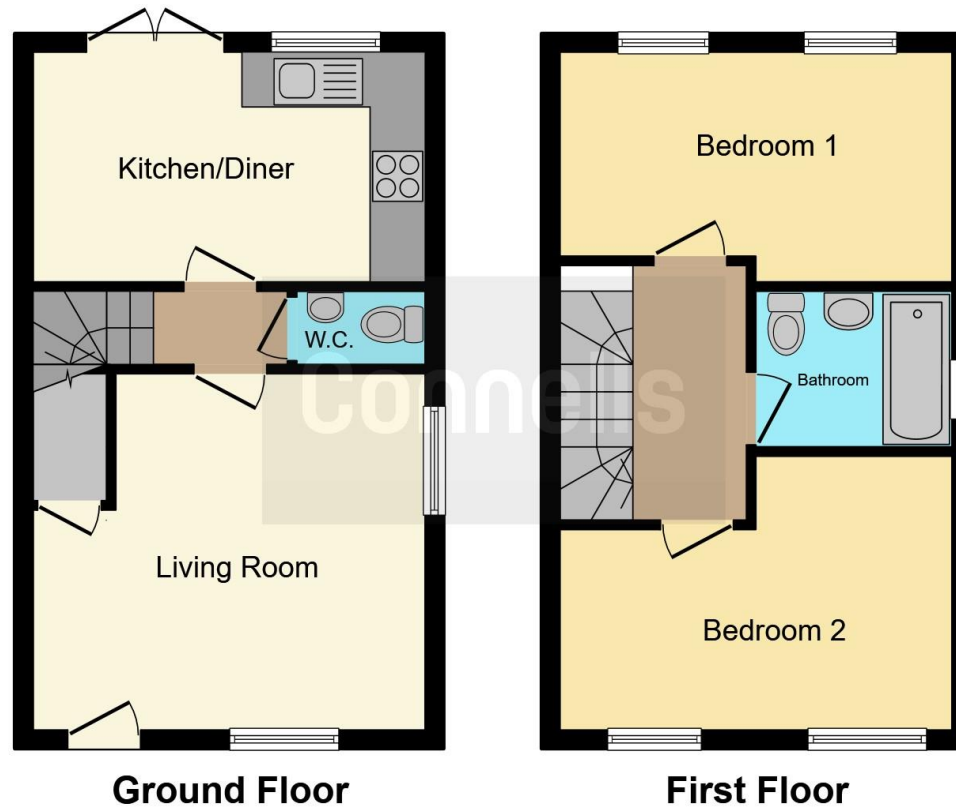
6' 8" x 5' 6" (2.03m x 1.68m)

The family bathroom comprises of a double glazed window to the side elevation, a W/C, wash hand basin, a bath with shower, ceiling spot lights, a wall mounted radiator and has a vinyl floor.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/MOW306849

Tenure: Freehold



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