



Connells

Sherwood Drive
Melton Mowbray



Property Description

Recently renovated, this stunning semi-detached three bedroom property is an ideal family home located on the Western edge of Melton Mowbray is a popular and buoyant market town - home of the pork pie and stilton cheese. Within walking distance to the town centre, providing many local amenities and transport links which provides convenient access to Leicester, Grantham and Nottingham.

On entering this property you are met with a spacious hallway with the stair case leading to the first floor with storage underneath. Leading from the entrance hall is the recently refitted kitchen with a range of wall and base units and integrated oven and hob with cooker hood. The open plan lounge/diner is next. This is a substantial living space with being over 21 foot in length and perfect for modern family living.

To the first floor is the three bedrooms, all of which are of good size with bedrooms one and three benefiting from built in wardrobes, along with a shower room to the rear.

This property also benefits from an East facing, sizeable garden which is fully enclosed.

Ground Floor

Entrance Hall

Double glazed window and door to the front,

stairs leading to first floor, under stairs storage.

Lounge / Diner

21' 7" max x 9' 2" max (6.58m max x 2.79m max)

Double glazed French patio door leading to the rear garden, double glazed window to the front, laminate flooring, radiator.

Kitchen

10' 1" x 9' 9" (3.07m x 2.97m)

Double glazed window to the rear, a range of wall and base units with rolled edge work surfaces, stainless steel sink drainer with mixer tap, stainless steel electric oven, gas hob and cooker hood, fridge freezer, tiled flooring.

First Floor

Bedroom One

13' 7" max x 11' 8" (4.14m max x 3.56m)

Double glazed window to the front, built in wardrobes, spot lights, radiator, laminate flooring.

Bedroom Two

13' 7" max x 9' 5" (4.14m max x 2.87m)

Double glazed window to the rear, spot lights, radiator, laminate flooring.

Bedroom Three

8' 10" x 7' 5" (2.69m x 2.26m)

Double glazed window to the front, storage

over the stairs, radiator.

Shower Room

Double glazed window to the rearm, walk in shower cubicle, wash hand basin set in vanity unit, low level WC, tiled splash areas and flooring.

Loft Space

Fully boarded, ladder access, light.

Externally

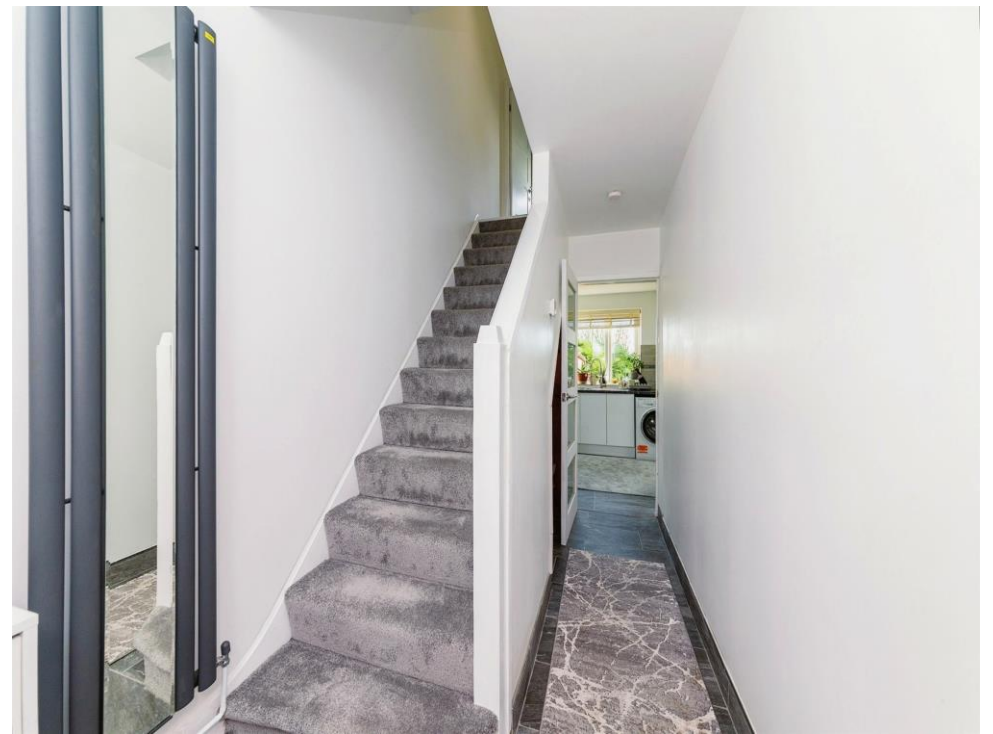
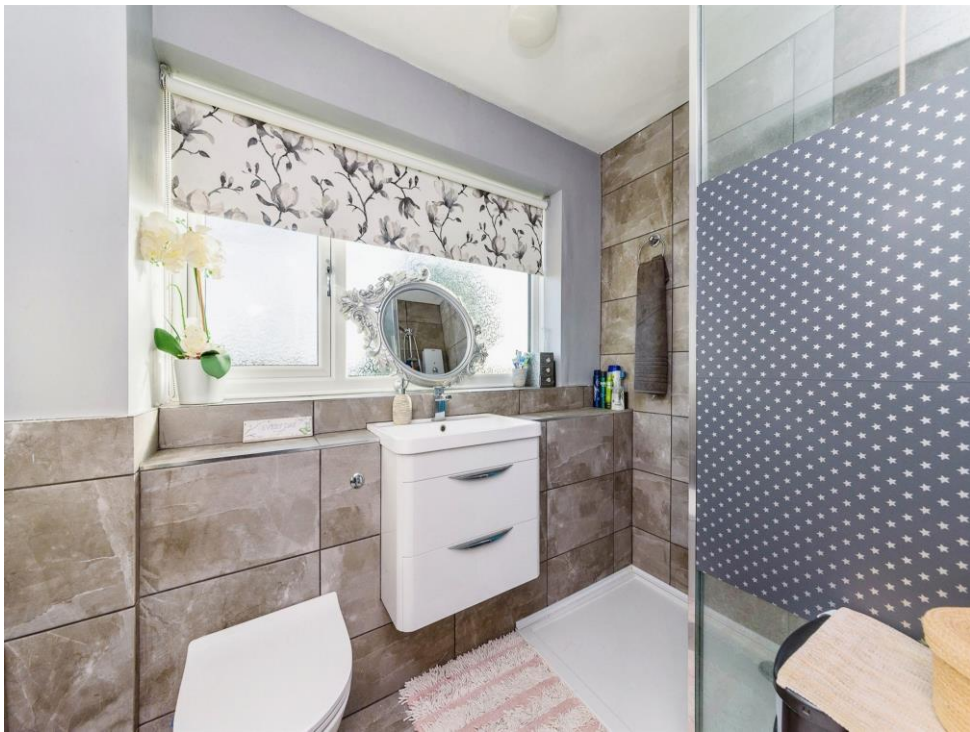
Rear Garden

Pedestrian access to the front, laid to lawn, established flower beds, patio area.

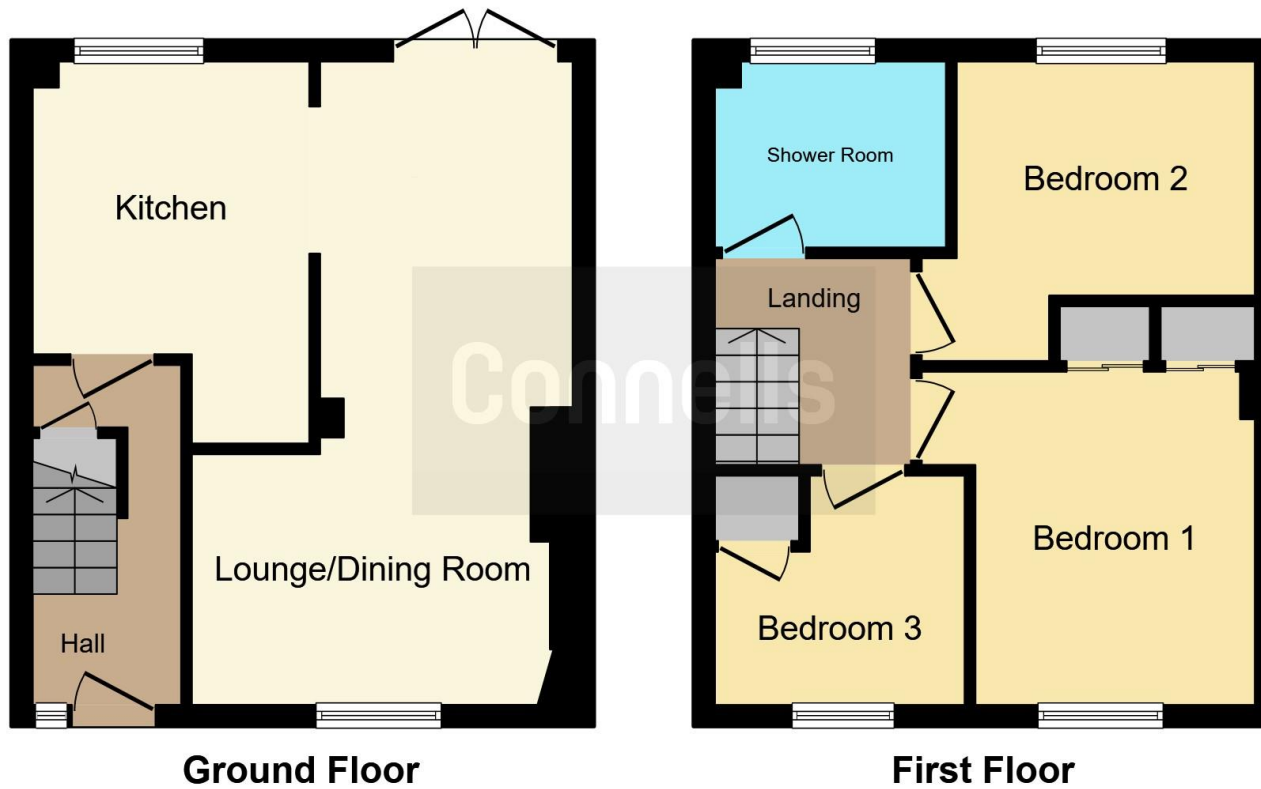
Outbuilding

Two sizeable brick storage sheds









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: C

Tenure: Freehold

view this property online [connells.co.uk/Property/MOW306958](https://www.connells.co.uk/Property/MOW306958)



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