



Connells

Victoria Street
Melton Mowbray



Property Description

This enticing semi-detached property unfolds its charm across two-well designed storeys, boasting not only two double bedrooms and a single but also two inviting reception rooms. The versatile living spaces cater to various needs, providing ample room for relaxation and entertainment.

The second bedroom, complete with its ensuite, offers both comfort and privacy. A charming yard adds an outdoor retreat to the property, perfect for enjoying moments of tranquillity. While off-road parking is not included, the proximity to Melton Mowbray train station and Melton Vale 16 ensures convenient access to transportation and local school.

With its thoughtful layout, two reception rooms, convenient location, this semi-detached residence promises a delightful living experience, combining comfort and accessibility for those seeking a well-connected home.

Ground Floor

Lounge

11' 2" Max into recess x 12' Plus Bay (3.40m Max into recess x 3.66m Plus Bay)

The first reception room boats a functional fireplace, double-glazed bay window, radiator and carpet underfoot creating a warm and charming ambiance.

Reception Room 2

11' 10" Maximun Into Recess x 14' 10" (3.61m Maximun Into Recess x 4.52m)

The second reception room charms with its functional fireplace, radiator and convenient access to both the kitchen and upstairs, providing a seamless flow between spaces.

Kitchen

13' 9" x 6' 7" (4.19m x 2.01m)

The kitchen is a well-lit, modern space with double-glazed dual-aspect windows and is equipped with convenient spaces for a washing machine and tumble dryer, along with an electric oven, gas hob and extractor fan.

First Floor

Landing

Bedroom Two

12' Maximum into recess x 11' 2" (3.66m Maximum into recess x 3.40m)

The master bedroom, oriented to the north for a refreshing atmosphere, featuring a double-glazed window, carpet underfoot, radiator all offering a cosy retreat.

Bedroom Three

8' 2" x 11' 2" Maximum (2.49m x 3.40m Maximum)

The third bedroom, facing south for ample sunlight, featuring a radiator, carpet underfoot, a double-glazed window creating a comfortable and well-lit space.

Bathroom

9' 10" x 8' 10" (3.00m x 2.69m)

The bathroom is equipped with essential amenities, including a sink, w/c, and an electric shower over the bath. Enhanced by a double-glazed window, airing cupboard, lino flooring, and a radiator, it combines functionality with comfort.

Second Floor

Bedroom One

11' 2" x 8' 2" (3.40m x 2.49m)

The second-floor bedroom exudes cosiness with its underfoot carpet, enhanced by two skylights that invite natural light, and it offers the convenience of an ensuite for a private retreat.

Ensuite

8' 2" x 11' 2" (2.49m x 3.40m)

The ensuite is thoughtfully designed, featuring a sink, w/c, a shower and a convenient cupboard for storage.

Externally

Rear Garden

A south facing, low-maintenance garden, creating an outdoor space that enjoys warmth throughout the day.









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.

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EPC Rating: E

Tenure: Freehold

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Property Ref: MOW307018 - 0007