



Connells

Fleming Drive
Melton Mowbray



Property Description

Located on the desirable north side of Melton Mowbray, this four bedroom semi-detached property offers a perfect blend of comfort and convenience.

Welcoming you with a convenient driveway, the interior unfolds with three generously sized double bedrooms, a snug single bedroom, and an open plan living/dining room.

The garden invites outdoor enjoyment and relaxation. The property comprises of a light and airy entrance hallway, open plan living room/diner, a kitchen with integrated appliances and a downstairs W/C.

Adding to its appeal, the residence is situated within close proximity to the Melton Country Park. Benefiting from local amenities and transport links, making it perfect for commuting to Leicester, Loughborough, Nottingham and Grantham

Ground Floor

Entrance Hall

11' 2" x 3' 6" MAX (3.40m x 1.07m MAX)

Double glazed door to the front, access to the lounge, kitchen and downstairs w/c, stairs leading to the first floor

Lounge

14' 9" Max x 16' 4" (4.50m Max x 4.98m)

Experience the perfect harmony of comfort and charm in this open plan living/dining room, featuring an electric fireplace, a double glazed window, a radiator for warmth and storage for added functionality. Laminate flooring underfoot complements the seamless transition to the garden through the French doors inviting the outdoors in.

Kitchen

13' 2" Max into bay x 10' 2" (4.01m Max into bay x 3.10m)

Boasting a practical gas hob, electric oven, extractor fan, double glazed bay window, sink, integrated dishwasher, space for fridge/freezer, space for a washing machine radiator and laminate flooring.

Cloakroom W/c

Benefiting from a downstairs cloakroom benefiting from a w/c, sink basin and a radiator.

First Floor

Landing

Ascend to a bright and airy landing, carpeting underfoot, and a versatile airing cupboard offering ample storage solutions.

Bedroom Two

14' 6" Max into robes x 8' 3" (4.42m Max into robes x 2.51m)

With double glazed window, radiator, fitted sliding mirrored robes into the recess and laminate flooring under-foot providing convenience and storage.

Bedroom Three

10' 2" To front of robes x 8' 3" (3.10m To front of robes x 2.51m)

With double glazed window, radiator, fitted sliding mirrored robes into the recess and laminate flooring under-foot providing convenience and storage.

Bedroom Four

8' 7" x 6' 3" (2.62m x 1.91m)

With double glazed window to the front aspect and radiator.

Bathroom

Featuring a radiator, a complete set of essentials with W/C, sink, and bath, complemented by the convenience of a shower over the bath.

Second Floor

Bedroom One

23' 1" x 13' Plus Recess (7.04m x 3.96m Plus Recess)

Indulge in the comfort of the dual-aspect master bedroom, featuring a double glazed window, radiator, and laminate, creating a retreat benefiting from lots of natural light. Enjoy the convenience of multiple built in wardrobes and an en-suite

Ensuite

6' 6" x 5' 5" (1.98m x 1.65m)

Benefiting from this modern en-suite which boasts tiled flooring under-foot, a w/c, sink in basin, radiator, shower and a sky light providing a convenient space.

Externally

Front Garden

Driveway leading to the single garage with parking for two vehicles.

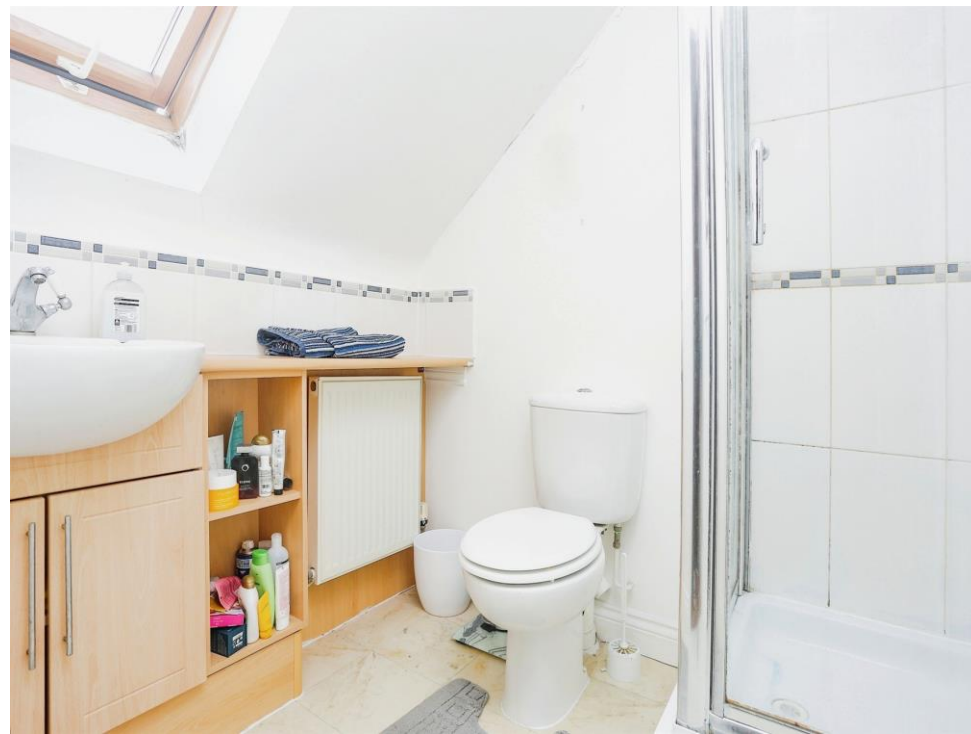
Rear Garden

To the rear of the property is a low maintenance garden and a wooden sun house. The garden is secured by wood paneled fencing with access gate to the front.

Garage

Convenience meets security in the garage equipped with up and over door and off road parking.

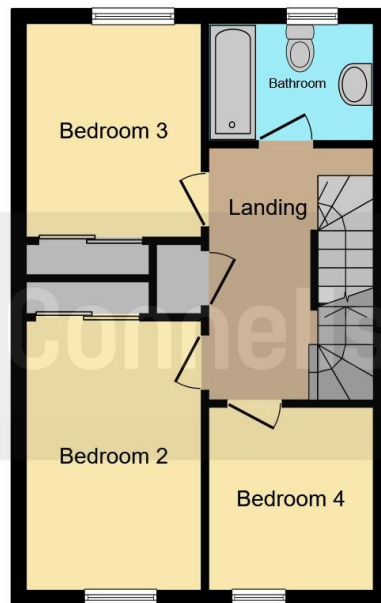




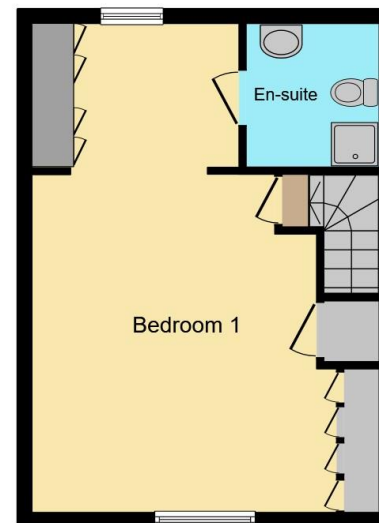




Ground Floor



First Floor



Second 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.

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/MOW306943



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