



Connells

Campion Place
Melton Mowbray



Property Description

Step into luxury living with this exceptional detached 5 bedroom property, ideally situated within a peaceful cul-de-sac in the market town of Melton Mowbray.

Upon entering, you're greeted by the sizeable living room which flows through to the recently fitted kitchen, designed with both style and functionality in mind, offering the perfect space for culinary creations and family gatherings alike. With three generously proportioned reception rooms, there's ample space for entertaining guests or simply unwinding after a long day. Natural light floods these inviting spaces, creating an ambience of warmth and comfort throughout the home.

The indulgence continues upstairs, where you'll find five well-appointed bedrooms, including two en-suites exuding elegance and sophistication. Each room offers a retreat from the hustle and bustle of daily life, ensuring a restful night sleep for all.

Step outside to discover the meticulously landscaped garden, a private oasis where you can relax in tranquillity or host alfresco dinners amidst lush greenery. For added convenience, a single garage and off-road parking ensure hassle-free access and ample space for vehicles and storage.

Located in the South of Melton Mowbray, this property combines the allure of countryside living with easy access to local amenities, schools, and transportation links. Don't miss

your chance to experience the epitome of comfort and luxury in this prestigious home.

Internally Ground Floor Entrance Porch

With a radiator and tiling under-foot.

Entrance Hall

With laminate flooring under-foot, access through to the lounge and a radiator.

Lounge

23' 1" Into Recess x 16' 10" Plus Bay (7.04m Into Recess x 5.13m Plus Bay)

This bright, sizeable lounge is the perfect entertainment space with a gas fireplace, two radiators, two double-glazed bay windows and laminate flooring underfoot.

Kitchen

19' 5" x 10' 7" Plus Recess (5.92m x 3.23m Plus Recess)

This beautiful kitchen benefits from a breakfast bar, integrated double oven, a one and a half sink drainer unit, an integrated dishwasher, a boiling water station, an induction hob with extractor fan above, space for an 'American style' fridge/freezer a radiator and a double-glazed window looking over the landscaped garden.

Utility Room

6' 3" x 5' 1" (1.91m x 1.55m)

With a convenient utility room that has space for a washing machine and a tumble dryer, a radiator and access through to the garden and the downstairs W/C.

Downstairs W/C

This convenient downstairs w/c benefits from

a w/c, a sink, a radiator and a double-glazed window.

Office/Study

11' 4" x 11' 2" (3.45m x 3.40m)

This sizeable office/study is great for this who work from home which benefits from laminate flooring under-foot, a double-glazed window and a radiator and access through to the family room.

Family Room

7' 10" x 21' 8" (2.39m x 6.60m)

This bright, sizeable family room is ideal for those needing space for a play room or an entertainment space. With two double glazed window, two sky lights, patio doors leading to the garden, a radiator and laminate flooring under-foot.

First Floor

Landing

The spacious landing provides access through to all the bedroom and benefits from carpet under-foot, a double glazed window, a radiator and a convenient airing cupboard.

Bedroom One

16' 6" x 11' 4" (5.03m x 3.45m)

This sizable master bedroom benefits from carpet under-foot, a double-glazed window, access to one of two loft spaces and has the added convenience of an en-suite.

En-Suite

This convenient en-suite consists of a w/c, two 'His and Hers' wash-hand sink basins, a separate bath and free-standing shower, a radiator and a double-glazed window which overlooks the garden.

Bedroom Two

14' 3" Into Recess x 11' 5" Into Recess (4.34m Into Recess x 3.48m Into Recess)

This sizeable bedroom also benefits from the added convenience of an en-suite, carpet under-foot, a radiator, fitted wardrobes and a double-glazed window.

En-Suite

This convenient en-suite consists of a w/c,

awash-hand sink basins, a separate free-standing shower, a radiator and a double-glazed window and laminate flooring under-foot.

Bedroom Three

9' 6" Into Recess x 11' 6" (2.90m Into Recess x 3.51m)

The third bedroom which is to the front of the property comprises of convenient built-in storage, a radiator, a double-glazed window and carpet under-foot.

Bedroom Four

7' 2" Plus Recess x 10' 2" (2.18m Plus Recess x 3.10m)

The fourth bedroom which is to the rear of the property comprises of a radiator, a double-glazed window and carpet under-foot.

Bedroom Five

7' 2" x 7' 6" Plus Robes (2.18m x 2.29m Plus Robes)

The fifth bedroom which is to the rear of the property comprises of a convenient built-in wardrobe, a radiator, a double-glazed window and carpet under-foot.

Bathroom

This recently renovated family bathroom consists of a bath, an electric shower over the bath, a w/c, a wash-hand sink basin, a radiator, a double-glazed window over-looking the garden and laminate flooring under-foot.

Externally

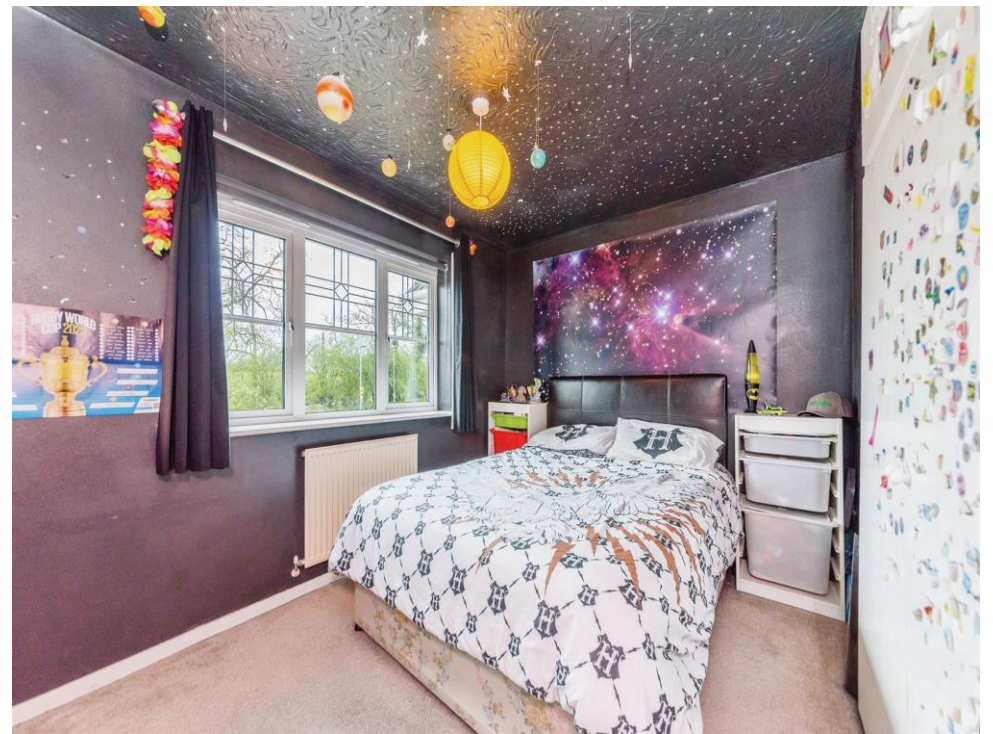
Front Garden

The front garden consists of a grass area and a driveway with off-road parking for two vehicles.

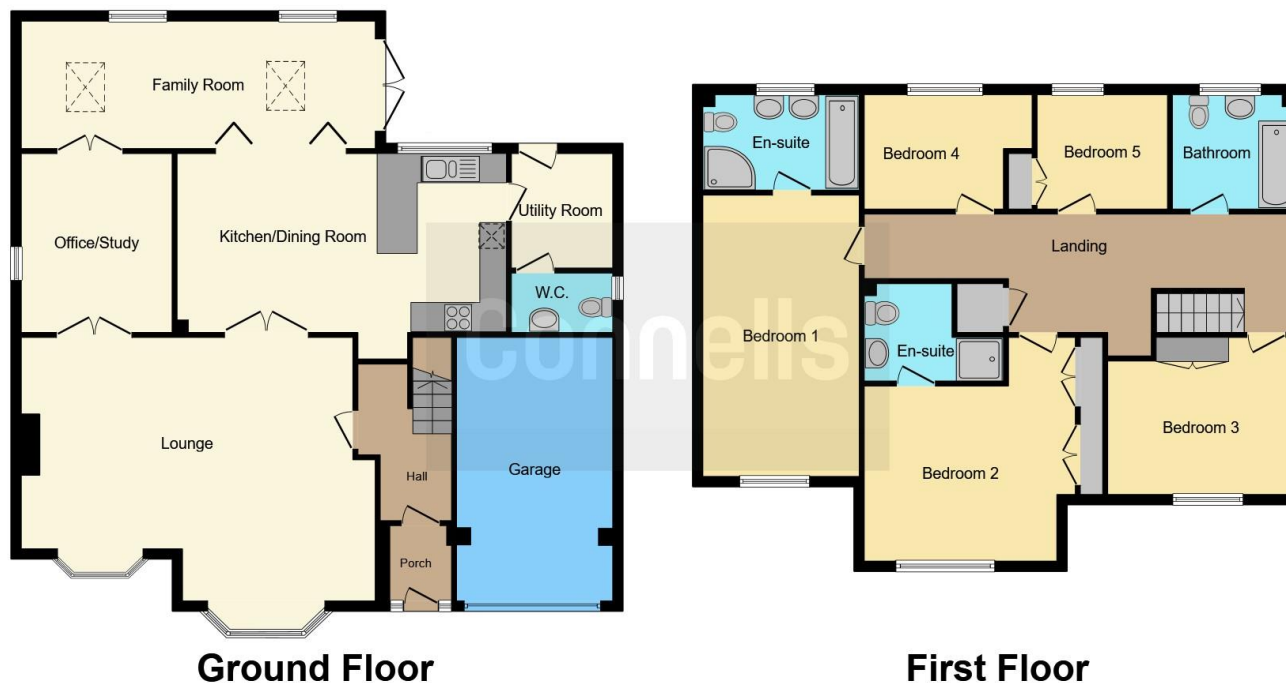
Rear Garden

This beautifully landscaped garden comprises of a decking area, a patio and a grass area, three electric ports and lighting in the decking, an outside tap and convenient access to the front of the property.









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: C

Tenure: Freehold

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