



Connells

Greaves Avenue
Melton Mowbray



Property Description

Welcome to this charming 3-bedroom end-terraced property nestled in the heart of Melton Mowbray. As you step inside, you're greeted by a spacious and inviting atmosphere. The highlight of this home is its sizeable kitchen/diner, perfect for hosting gatherings or enjoying family meals.

Convenience meets practicality with off-road parking for 2 vehicles, ensuring hassle-free arrivals. The addition of a downstairs shower room adds to the functionality of the home, catering to modern lifestyles.

Upstairs, discover three comfortable bedrooms, offering ample space or relaxation and privacy, all with convenient storage spaces. The modern bathroom provides a soothing retreat after a long day.

Step outside into the expansive landscaped garden, a tranquil oasis offering endless opportunities for outdoor enjoyment and relaxation.

Located within walking distance to the town centre of Melton Mowbray, residents have easy access to a variety of amenities, including shops, restaurants and leisure facilities.

Don't miss the chance to make this delightful property your new home sweet home. Schedule a viewing today and experience the best of both comfort and convenience in one perfect package.

Internally

Ground Floor

Entrance Hall

Step into this beautiful home through to the entrance hall that benefits from a radiator, coat hangers and tiled flooring.

Lounge

12' 10" Into Recess x 16' 9" (3.91m Into Recess x 5.11m)

This sizeable, dual-aspect lounge benefits from two double-glazed windows, a multi-fuel fire, a storage cupboard under the stairs, two radiators and carpet under-foot.

Kitchen

11' 2" Plus Recess x 16' 9" (3.40m Plus Recess x 5.11m)

This beautiful, dual aspect kitchen has three double-glazed windows, two pantries, space for a washing machine, a gas hob and oven, an extractor fan, a log burner (which is negotiable on sale), and tiled flooring under-foot.

Downstairs Wet Room

With the added convenience of a shower room which includes an electric shower, a w/c with a thoughtfully built in wash-hand basin allowing for extra space.

Storage Cupboard

8' x 5' 8" (2.44m x 1.73m)

With the added convenience of a storage cupboard which has electric.

First Floor

Landing

With an airing cupboard and carpet under-foot.

Bedroom One

11' 1" x 11' 4" Into Recess (3.38m x 3.45m Into Recess)

This bright and airy master bedroom benefits from a built-in-wardrobe, a double-glazed window, a radiator, and hardwood flooring under-foot.

Bedroom Two

12' 4" Into Recess x 9' 3" Plus Door Recess (3.76m Into Recess x 2.82m Plus Door Recess)

The second bedroom to the front of the property benefits from built-in-storage, a double-glazed window, a radiator, and carpet under-foot.

Bedroom Three

9' 4" x 7' 4" (2.84m x 2.24m)

To the rear of the property this third bedroom benefits from built-in-storage, a double-glazed window, a radiator and hardwood flooring under-foot.

Bathroom

This bathroom comprises of a bath, a shower

over the bath, a w/c, a sink, a radiator, a double-glazed window and tiled flooring under-foot.

Loft

With the added potential of a loft conversion to a fourth bedroom (subject to planning permission), this loft is fully boarded with a ladder and a light.

Externally

Driveway

With convenient off-road parking for 2 vehicles.

Front Garden

Outlined with pruned hedges, enclosing the laid to lawn area.

Rear Garden

This sizeable idyllic rear garden is ideal for entertaining family and friends, the hedged boarder encloses the laid to lawn area which comprises of a green house, a rear patio area perfect for picnics and barbecues and multiple sheds.







To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/MOW307130](https://www.connells.co.uk/Property/MOW307130)

Tenure: Freehold



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