



Connells

Edendale Road
Melton Mowbray



Property Description

Introducing this charming 3-bedroom end-terraced property, where modern meets timeless charm. Step through the door into a warm and welcoming atmosphere, with a downstairs shower room providing added comfort and functionality. The extended utility room offers ample space for laundry and storage needs, seamlessly integrating into the flow of the home.

The heart of the residence lies in its sizeable modern kitchen, equipped with contemporary amenities and plenty of room for culinary exploration and social gatherings. Upstairs, discover two generously sized double bedrooms and a cozy single bedroom, each offering a peaceful retreat at the end of the day.

With no onward chain, this property presents an opportunity for hassle-free ownership and a swift transition into your new home. Additionally, explore the potential for off-road parking, adding practicality and convenience to your daily routine.

Don't miss out the chance to make this property your own and experience the perfect blend of comfort, style and possibility!

Internal

Entrance Hall

With a door to the front of the property, laminate flooring and central heating radiator.

Lounge

11' 9" x 11' 3" (3.58m x 3.43m)

With a double glazed window to the front of the property, laminate flooring, central heating radiator and TV point.

Kitchen

17' 5" into recess x 11' 3" into recess (5.31m into recess x 3.43m into recess)

Fitted with wall and base units, work surfaces housing the sink, gas oven and hob, extractor fan, central heating radiator, hardwood flooring, storage cupboard and central heating radiator.

Utility Room

12' 2" x 8' 5" (3.71m x 2.57m)

With space for a washing machine and tumble dryer, laminate flooring and window to the rear of the property.

Downstairs Wet Room

8' 7" x 7' 9" (2.62m x 2.36m)

Access off the kitchen it is fitted with a shower, wc, wash hand basin, central heating radiator and window to the rear of the property.

First Floor Landing

With stairs rising from the hallway and airing cupboard.

Bedroom One



15' 4" into recess x 11' 6" into door recess (4.67m into recess x 3.51m into door recess)

With a double glazed window to the front of the property, hard wood flooring and central heating radiator.

Bedroom Two

11' 6" to rear of robes x 11' 4" (3.51m to rear of robes x 3.45m)

With a double glazed window to the rear of the property, central heating radiator, built in wardrobes and hardwood flooring.

Bedroom Three

9' 1" x 8' 6" (2.77m x 2.59m)

With a double glazed window to the front of the property, storage over the stairs and central heating radiator.

Bathroom

There is a wc, wash hand basin, central heating radiator, tiled walls and double glazed window to the rear of the property.



External

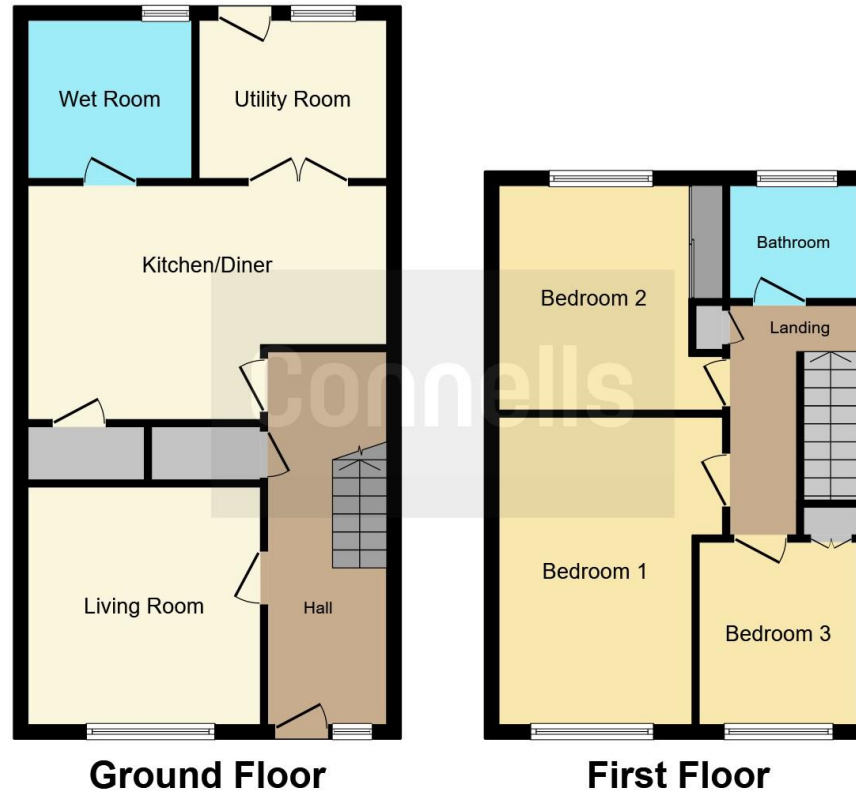
Outside

The rear garden has a patio area, and access to a shared alleyway.









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

To view this property please contact Connells on

T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: D

view this property online connells.co.uk/Property/MOW307112

Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MOW307112 - 0005