



Connells

Kings Road
Melton Mowbray



Property Description

Connells are pleased to welcome this bay fronted mid terrace villa with deceptively spacious accommodation over two floors and benefits from gas central heating and uPVC double glazing. The property is of close proximity to Brownlow Primary School and the town centre. The accommodation in brief comprises of through lounge with bay window, kitchen, the first floor gives way to two double bedrooms and a spacious bathroom. There is a low maintenance garden to the rear and a garden at the front with plentiful on street parking nearby.

Don't miss the opportunity to make this conveniently located residence your new sweet home!

Through Lounge

26' 11" max with Bay x 11' 3" (8.20m max with Bay x 3.43m)

Spacious open plan living room with bay window to the front aspect with fitted cupboards and there are two open fireplaces (not in uses) Feature Wooden flooring, 2 radiators, window to rear, a staircase leading up to the first floor landing and a stable door to kitchen

Kitchen

18' with recess x 6' 6" (5.49m with recess x 1.98m)

Compromising of a range of eye and base level units with roll top work surfaces, under

unit lighting and tiled splash backs, a sink drainer unit, integrated double oven, grill and a gas hob with an extractor fan hood, plumbing for a washing machine and a dish washer, space for a tumble dryer and a fridge freezer, wall mounted boiler and a tiled floor, window to rear and two windows and a part glazed door to side.

First Floor Landing

Leading to two double bedrooms and bathroom with loft access above, radiator.

Bedroom One

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

A double bedroom with a window to front, a built-in over stairs wardrobe and charming feature fireplace.

Bedroom Two

12' 3" x 8' 7" (3.73m x 2.62m)

A double bedroom with a window to rear and a charming feature fireplace.

Bathroom

Frosted window to rear, Low flush WC, pedestal wash hand basin and a bath with a telephone style shower tap attached and an independent shower above, tiled splash backs, tiled floor, a heated towel rail and a fitted airing cupboard which allows part storage area.

Front

A mainly paved area which has a gate and leads to entrance of the property.

Rear Garden

Delightful mainly block paved with part decking area, outside tap, wooden shed towards the rear of the garden with raised planting area to sides.









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: D

view this property online connells.co.uk/Property/MOW307159

Tenure: Freehold



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