



**Connells**

Celandine Drive  
Melton Mowbray

# Celandine Drive Melton Mowbray LE13 0FX

for sale offers over  
**£240,000**



## Property Description

Connells is pleased to present to the market this well-presented family home is situated on the popular Kirby Fields estate South-West of Melton Mowbray. Occupying an enviable tucked away position on a quiet cul-de-sac adjacent to open parkland. The property is within close proximity to local amenities and schools. The accommodation comprises of entrance porch, lounge and kitchen diner and conservatory to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking, integral garage, and a landscaped rear garden.

## Entrance Porch

With a door to the front of the property and central heating double radiator.

## Lounge

16' 9" plus bay x 11' 7" ( 5.11m plus bay x 3.53m )

With a double glazed bay window to the front of the property, two central heating double radiators, fireplace with feature surround, coving to the ceiling and stairs rising to the first floor.

## Kitchen

11' 7" x 8' 1" ( 3.53m x 2.46m )

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated electric oven and gas hob with cooker hood over, space for a fridge freezer, central heating double radiator, coving to the

ceiling, double glazed window to the rear and door through to the conservatory.

## First Floor Landing

With stairs rising from the lounge and airing cupboard.

## Bedroom One

11' 7" x 11' 6" ( 3.53m x 3.51m )

With a double glazed window to the front of the property and central heating double radiator.

## Bedroom Two

7' 7" narrowing to 7' 5" x 11' 9" ( 2.31m narrowing to 2.26m x 3.58m )

With a double glazed window to the front of the property, loft access and central heating double radiator.

## Bedroom Three

9' 6" x 8' 4" ( 2.90m x 2.54m )

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

## Bathroom

There is a bath with electric shower over, wash hand basin, w/c, central heating towel radiator, and double glazed window to the rear of the property.

## Outside

At the front of the property there is off road parking leading to the garage, path to the front door and a stoned area.

The rear garden is low maintenance with patio and stone areas, shed, access to the garage and steel fencing.

## Garage

There is an electric door at the front, electric supply and a door to the garden.









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](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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