



Connells

Swallows Drive
Stathern Melton Mowbray



Property Description

A beautiful four-bedroom detached family home situated in a popular village location. Stathern is a thriving village community with local facilities including a highly regarded primary school with an OFSTED rating of OUTSTANDING, local shop, garage, village hall and public house. Further facilities can be found in the nearby market towns of Melton Mowbray, Bingham, and Grantham and from Grantham there is a high-speed train to King's Cross in just over an hour. The village is also convenient for the A52 and A46 to Nottingham and Leicester with links to the A1 and M1.

The home comprises of in brief a bright and airy entrance hallway, cloakroom W/C, sizable lounge, kitchen/breakfast room, utility room, an additional separate dining room and integral garage store to the ground floor. Upstairs is the family bathroom and four well-proportioned bedrooms, one of which features built-in-wardrobes and en-suite bathroom.

Interior

Ground Floor

Entrance Hall

With a double-glazed front door, a single radiator, laminate flooring under-foot and stairs ascending to the first floor.

Downstairs W/C

With a double-glazed window to the front, a w/c, a wash-hand basin, built-in-storage unit, and lino cushion flooring under-foot.

Living Room

15' 8" Into Bay x 14' 3" (4.78m Into Bay x 4.34m)

With a double-glazed bay window to the front of the property, a log burner, two double radiators and carpet under-foot.

Dining Room

13' 4" x 10' 2" (4.06m x 3.10m)

Comprising of a sliding patio door allowing access to the garden, a double radiator, and laminate flooring under-foot.

Kitchen/Breakfast Room

14' x 10' 8" (4.27m x 3.25m)

This decked out kitchen comprises of a double, electric integrated oven, a gas hob and extractor fan above, an integrated dishwasher, a breakfast bar, an under-stair storage cupboard, a wine cooler, a single radiator, a double-glazed window to the rear, a sink and tiled flooring under-foot.

Utility Room

10' 5" x 7' 5" (3.17m x 2.26m)

With space for a washing machine and tumble dryer, a sink, a double-glazed window to the rear, a double-glazed door leading to the garden and tiled flooring under-foot.

First Floor

Landing

With loft access, a single radiator and carpet under-foot.

Bedroom One

12' Maximum x 13' 9" Including Robes (3.66m Maximum x 4.19m Including Robes)

Comprising of a double-glazed window to the front, fitted wardrobes, a single radiator and carpet under-foot.

En-Suite

With the added benefit of an en-suite, this room boasts a pressure boosted shower, a w/c, a hand-wash basin, a towel radiator, a double-glazed window to the side and tiled flooring under-foot.

Bedroom Two

12' 2" x 8' 7" (3.71m x 2.62m)

With a double-glazed window to the rear, a single radiator and carpet under-foot.

Bedroom Three

10' 5" x 8' 10" (3.17m x 2.69m)

With a double-glazed radiator to the rear, a single radiator and carpet under-foot.

Bedroom Four

12' x 7' 4" (3.66m x 2.24m)

Comprising of a double-glazed window to the front, a single radiator, built-in-storage cupboard, and laminate flooring under-foot.

Bathroom

Comprising of a corner, pressure boosted shower, a w/c, a wash-hand basin, a towel radiator, a double-glazed window to the side and tiled flooring under-foot.

Exterior

Rear Garden

With access to the front of the property, this landscaped garden benefits from a mature boarder with a patio area and a convenient shed.

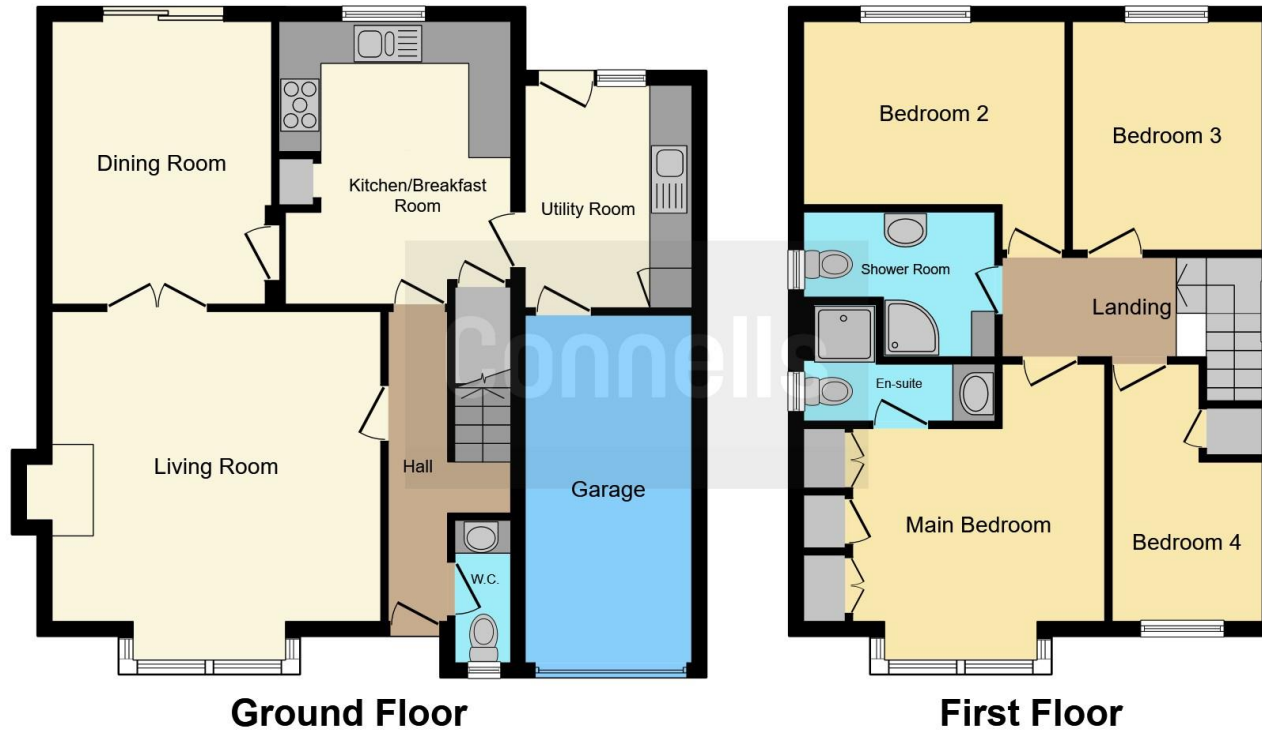
Garage

With an up and over manual door, and electric throughout.









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: C

Tenure: Freehold

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