



Connells

Performance Way  
Melton Mowbray



## Property Description

This well presented two-bedroom home is fantastically situated on the Northern edge of the sought-after market town of Melton Mowbray close by to the picturesque Melton Country Park. The town offers many local amenities, transport links and great schools.

The property comprises in brief of an entrance hallway, downstairs W/C, lounge/diner and kitchen to the ground floor, upstairs are two bedrooms and the family bathroom. The home also benefits from a low maintenance private garden to the rear with idyllic views over the fields at the back of the property and off-road parking.

## Entrance Hall

Step into the home through the entrance hall, comprising off a radiator and laminate flooring under-foot.

## Downstairs W/C

The downstairs cloakroom comprises of a vinyl floor, wall-mounted radiator, W/C and hand wash basin.

## Lounge

The lounge is bright and airy, with laminate flooring, wall-mounted radiator and double-glazed French doors to the rear.

## Kitchen

The kitchen benefits from wall and base units with integrated oven and gas hob as well as space for a washing machine and fridge/freezer. Finished with a vinyl flooring, double-glazed window to the front elevation, and a wall-mounted radiator.

## Bedroom One

The master bedroom comprises of a carpeted flooring, double-glazed window to the rear elevation, wall-mounted radiator and a walk in cupboard.

## Bedroom Two

The second bedroom has a carpeted flooring with wall-mounted radiator and double-glazed window to the front elevation.

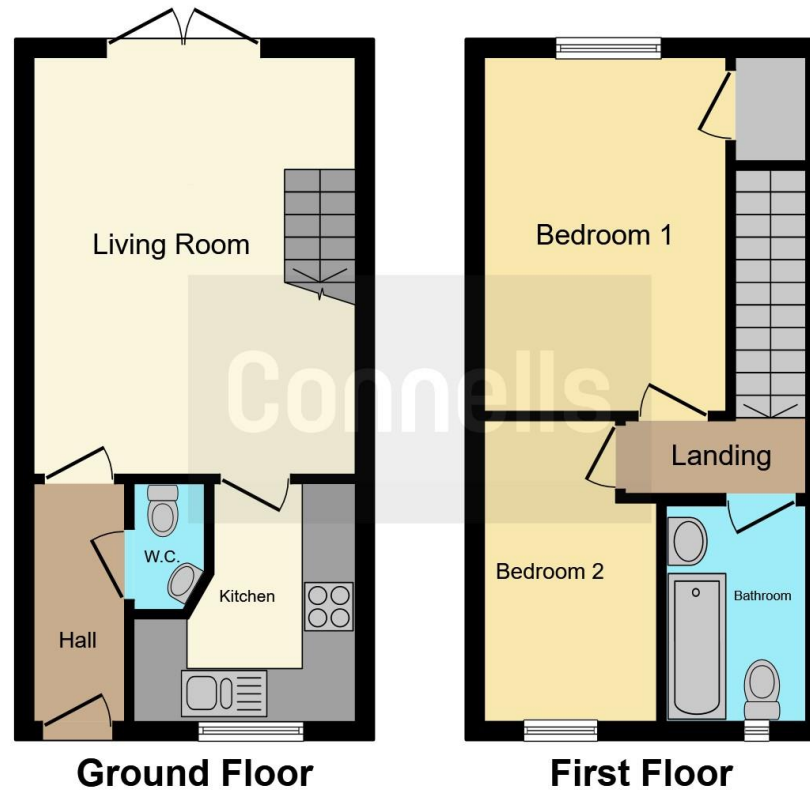
## Family Bathroom

The family bathroom features a bath with shower over, hand-wash basin and W/C. Finished with vinyl flooring, double-glazed window to the front elevation and a wall-mounted radiator.









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: B**

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Tenure: Freehold



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