



Connells

Hartopp Road
MELTON MOWBRAY



Property Description

This charming three-bedroom, semi-detached corner plot offers comfortable living and ample space throughout. Upon entering, you'll find a welcoming entrance hall and a cloakroom with potential for a ground floor toilet. The spacious lounge is flooded with natural light, providing a bright and airy space for relaxation. The kitchen is well-equipped with integrated appliances, and there is a separate utility room for added convenience.

The first floor comprises three well-sized bedrooms and a family bathroom. Outside, the property benefits from off-road parking for up to three vehicles, along with a car port providing access to the rear, south-east facing garden, which is perfect for outdoor living. Recent updates include newly fitted carpets and fencing. The sale also includes all blinds and curtains.

Offered with no upward chain, this home is ideal for those looking for a move-in ready property with plenty of potential.

Entrance Hall

Double glazed window to front. Laminate flooring and gas radiator.

Cloakroom

Potential ground floor wc. Tiled flooring.

Lounge

19' x 13' 5" into recess (5.79m x 4.09m into recess)

Feature electric fireplace. Double glazed window to front elevation and double glazed rear sliding doors. Two gas radiators and TV aerial point.

Kitchen

9' x 8' 8" (2.74m x 2.64m)

Comprising an electric hob, extractor fan, integrated electric oven, washing machine, wine rack and spice cupboard. Tiled flooring which also goes under units, double glazed window to rear elevation and pantry comprising a Worcester Bosch combi boiler.

Utility

9' 6" plus door recess x 4' 7" (2.90m plus door recess x 1.40m)

Tiles flooring and double glazed door to side elevation.

First Floor Landing

Carpeted, gas radiator and double glazed window to side elevation. Fully boarded loft space with ladder and lighting.

Bedroom One

13' 7" into recess x 8' 7" into recess (4.14m into recess x 2.62m into recess)

Carpeted, gas radiator and double glazed window to rear elevation.

Bedroom Two

11' 4" x 9' 10" front of robes (3.45m x 3.00m front of robes)

Carpeted, gas radiator and double glazed window to front elevation and built in wardrobes.

Bedroom Three

9' 10" x 6' 5" (3.00m x 1.96m)

Carpeted, gas radiator and double glazed window to front elevation. Storage over staircase.

Bathroom

Family bathroom comprising wc, wash hand basin, bath with shower over, lino flooring and gas radiator. Double glazed window to side and rear elevations.

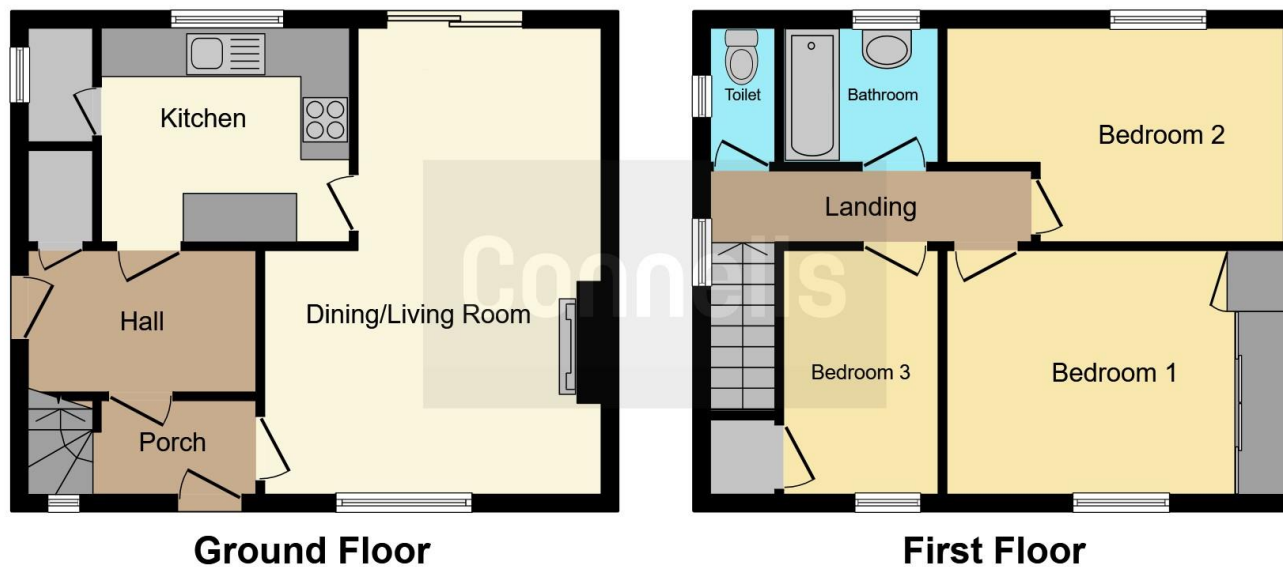
Outside

Sizeable front garden with off-road parking for up to three vehicles comprising a car port structure with double gates leading to a south east facing rear garden which is mainly laid to lawn with a patio area and shed. Fencing recently fitted.









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: C

Tenure: Freehold

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