



Connells

Shelley Avenue
Melton Mowbray



Property Description

Built in 1981, this three-bedroom, detached family home is brimming with potential and offers an exciting opportunity to create your dream home. Situated on a generous plot this home boasts a driveway, a garage and a versatile layout perform for modern living.

The ground floor features an open-plan living and dining room, a downstairs wc, fitted kitchen and a sizeable utility room offering ample storage and practical functionality. To the first floor you are met by two double bedrooms and single, and the family bathroom. To the outside you are met by a sizeable garden providing access to the front of the property as well.

Located in the desirable North side of the market town of Melton Mowbray, there are excellent transport links and amenities nearby. This property offers endless possibilities to transform it into a contemporary family home.

Viewing is highly recommended to appreciate the scope of what this home has to offer!

Entrance Hall

The entrance hall has a double glazed door to the front, an understairs cupboard, radiator, telephone point and coving to the ceiling. Staircase ascending to first floor landing.

Cloakroom

The cloakroom has a double glazed window to the front, a low level WC, wash hand basin and tiling to water sensitive areas.

Living Room

13' 6" x 11' 6" (4.11m x 3.51m)

The lounge has a double glazed window to the front elevation, radiator, TV and telephone point, coving to the ceiling. The lounge is open to the dining room.

Dining Room

10' x 9' (3.05m x 2.74m)

The dining room has double glazed folding patio doors, a radiator and coving to the ceiling.

Kitchen

10' x 8' (3.05m x 2.44m)

The kitchen has a double glazed window to the rear and a door to the utility room and the entrance hall. The kitchen is fitted with a range of wall and base units with a one and a half bowl sink and drainer, work surfaces, tiling to water sensitive areas and to the floor, a double electric oven with a hob and a cookerhood. Integrated dishwasher and fridge. The kitchen also has a radiator and coving to the ceiling.

Utility Room

8' x 8' (2.44m x 2.44m)

The utility room has a double glazed window to the rear and a double glazed door providing access to the garden at the rear. The utility room benefits from a range of wall and base units, a ceramic sink, work surfaces, tiling to water sensitive areas, plumbing for a dishwasher and a washing machine, a radiator and laminate flooring.

First Floor Landing

Double glazed obscure window to the side. There is an airing cupboard, coving to the ceiling and a stair lift.

Bedroom One

13' 1" x 10' (3.99m x 3.05m)

Double bedroom with double glazed window to the front elevation, fitted wardrobe, a radiator, TV point and coving to the ceiling.

Bedroom Two

11' 8" x 11' 6" (3.56m x 3.51m)

Double bedroom with double glazed window to the rear elevation, a radiator, coving to the ceiling and loft hatch access.

Bedroom Three

10' 3" x 7' 8" (3.12m x 2.34m)

Single bedroom with double glazed window to the front elevation, fitted wardrobes, a radiator, coving to the ceiling and a storage cupboard over the stairs.

Family Bathroom

The bathroom has a double glazed window to the rear, a bath with an electric shower over, wash hand basin, low level WC and is fully tiled.

Garage

Single garage with an up and over electrically operated storage door, storage above, gas and electric metre within.

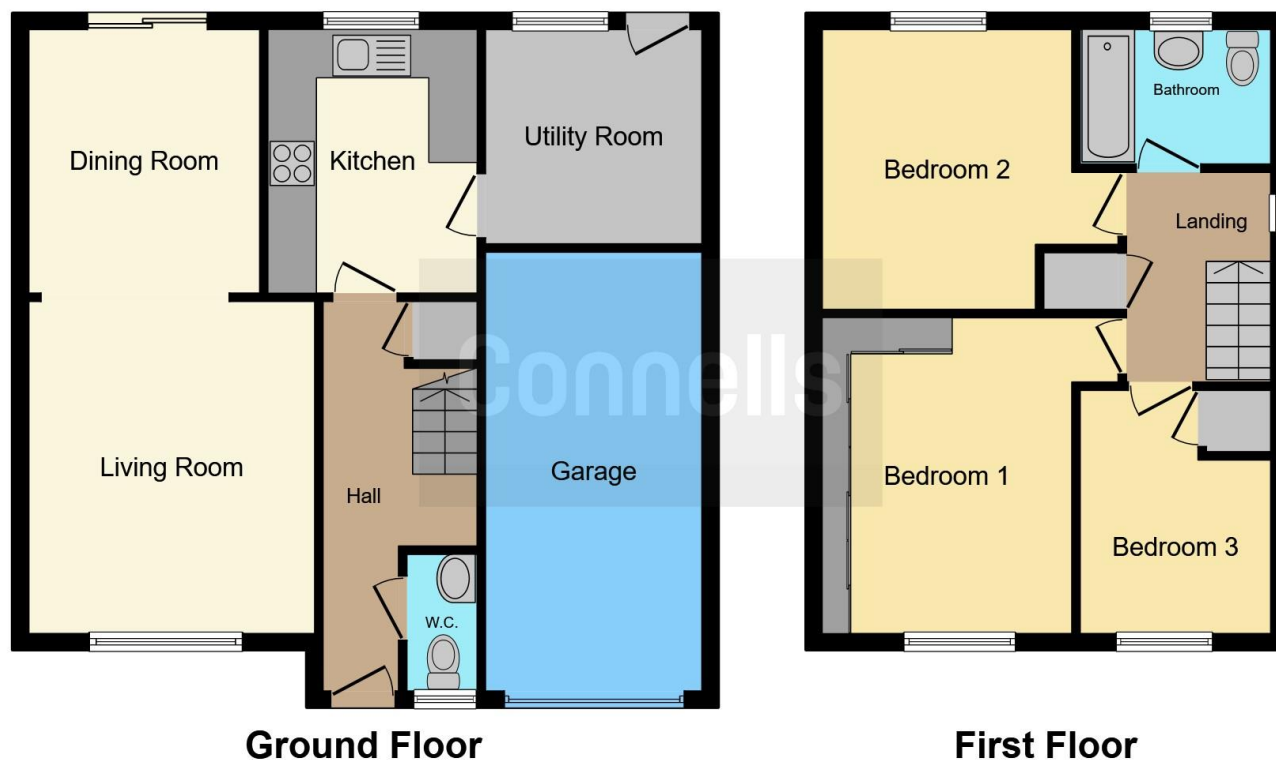
Outside

To the front the property provides off-road parking for one vehicle and is laid to lawn. To the rear is a patio area with lawn area and access to the front of the property.









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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