



Connells

Hawthorn Drive
Melton Mowbray



Property Description

A great opportunity to acquire a beautifully well presented three bedroom semi-detached home in a cul-de-sac location. This spacious home benefits from great transport links and within walking distance to the town centre and Country park. The accommodation comprises of entrance hall, lounge and kitchen diner to the ground floor. To the first floor are three well appointed bedrooms and a shower room. To the front is a driveway providing off-road parking and a garage. To the rear is a private enclosed paved garden.

Entrance Hall

As you walk through the front door you are welcomed into the entrance hall which has a carpeted staircase ascending to the first floor landing and to your left is a spacious living room.

Living Room

12' 8" x 12' 4" (3.86m x 3.76m)

A bright and inviting lounge, perfect for relaxation, having a feature gas fireplace, carpets, ceiling fan and window to front elevation.

Kitchen/Diner

15' 8" x 9' 9" (4.78m x 2.97m)

The kitchen comprises of a double glazed window to the rear elevation, a mixture of fitted wall and base units with contrasting work surfaces, stainless steel sink with drainer, integrated gas hob and oven/grill, plumbing for dishwasher and washing machine, space for a fridge freezer, radiator, tiled flooring and has a handy understairs storage cupboard. There are sliding patio doors leading to the conservatory and side door leading to the driveway at the side of the property.

Conservatory

9' 6" x 9' 5" (2.90m x 2.87m)

Having French doors leading out to the rear garden and laminate flooring.

First Floor Landing

Moving upstairs, you'll find three generously sized bedrooms. There's also a handy airing cupboard, window to the side elevation and a well-appointed family shower room to complete the upper level.

Bedroom One

11' 7" x 9' 5" (3.53m x 2.87m)

Master bedroom with radiator, carpet, ceiling fan and window to rear elevation.

Bedroom Two

11' x 9' 5" (3.35m x 2.87m)

Double bedroom with radiator, carpet, ceiling fan and window to front elevation.

Bedroom Three

8' 4" x 5' 10" (2.54m x 1.78m)

Single bedroom with radiator, carpet and window to front elevation.

Shower Room

Family bathroom comprising of a large walk-in shower, a vanity wash hand basin and WC, tiled splash backs and flooring and a heated towel rail. Double glazed window to the rear elevation.

Garage

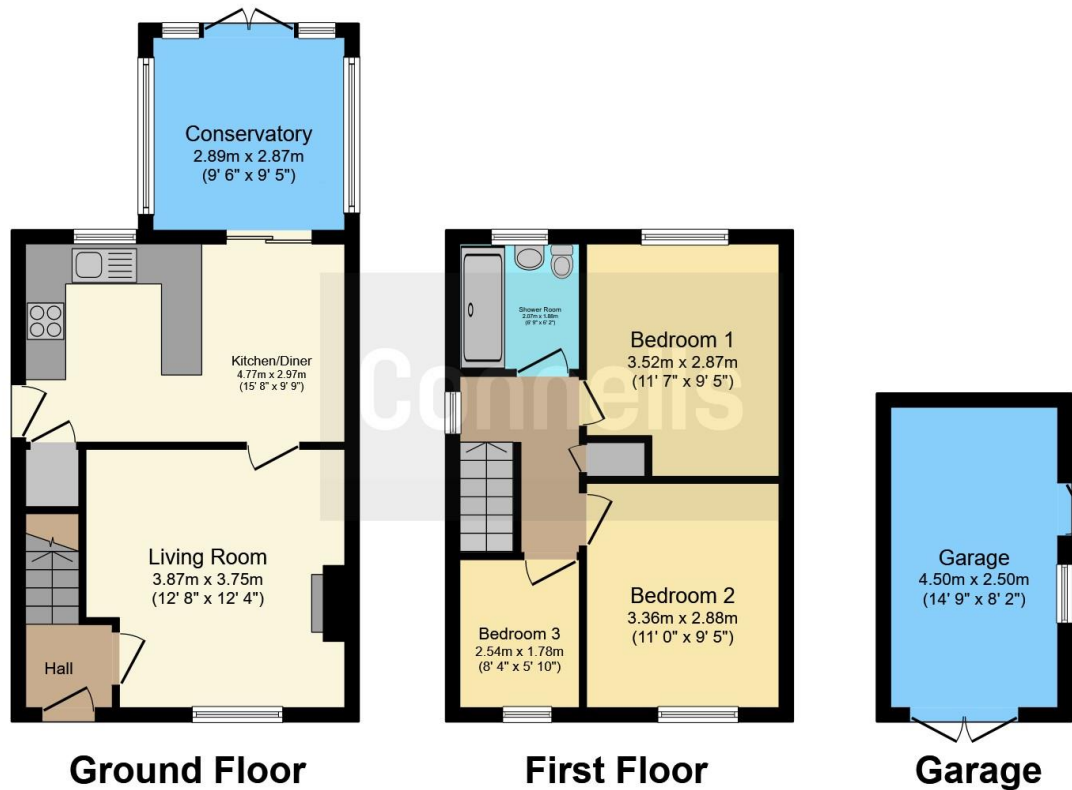
14' 9" x 8' 2" (4.50m x 2.49m)

Single garage installed with electrics having a window and access door to the side.









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: D

view this property online connells.co.uk/Property/MOW307488

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MOW307488 - 0003