



Connells

Oak Road
MELTON MOWBRAY

Oak Road MELTON MOWBRAY LE13 1BD

for sale
£250,000



Property Description

A fantastic opportunity to acquire a four bedroom semi-detached family home in a popular location, within walking distance to the town centre, local amenities and popular schools. In addition the location benefits from superb regular transport links to include train and great transport connections.

The accommodation comprises of an entrance hall, kitchen, living room, dining room and a second reception room leading out to the rear. To the first floor are four well appointed bedrooms and a family bathroom. To the front is a driveway and to the rear there is a laid to lawn garden with shrubbery and borders, and a garden shed.

Entrance Hall

To the entrance of the property you have a double glazed front door leading you in to a spacious hallway.

Kitchen

15' 6" x 9' 11" (4.72m x 3.02m)

The kitchen comprises of a double glazed window to the rear elevation and is fitted with a range of wall and base units, roll top work surfaces, stainless steel sink with drainer, Rangemaster cooker with overhead extractor, space for a fridge and washing machine and has tiled flooring. There is also a handy pantry for storage. Also benefits from access to the internal lobby which leads out to the side of the property.

Internal Lobby

An internal lobby linking the kitchen to the downstairs wc having a new back door fitted leading out to the side elevation of the property.

Cloakroom

Accessed via the internal lobby is a ground floor cloakroom comprising of a low level wc with a window to the rear elevation.

Living Room

14' 4" x 12' (4.37m x 3.66m)

The lounge is a fantastic family space and comprises of a large bay double glazed window to the front elevation, flooding the space with natural light, a feature open fire place, television point, a wall mounted radiator and has laminate flooring.

Dining Room

11' 9" x 10' 1" (3.58m x 3.07m)

The spacious dining room which is accessed from the lounge having a feature fireplace, wall mounted radiator and is laminated.

Lounge

9' 7" x 6' 11" (2.92m x 2.11m)

The lounge area accessed from the dining room, having double glazed French doors leading out to the rear garden allowing natural light to flood the space. The dining room has a wall mounted radiator and is laminated. There are new patio doors currently being

fitted, but not reflected in these images.

First Floor Landing

Moving upstairs, you'll find four generously sized bedrooms and a well-appointed family bathroom to complete the upper level.

Bedroom One

14' 5" x 10' 8" (4.39m x 3.25m)

Bedroom one is a great size double and comprises of a double glazed bay window to the front elevation and is carpeted.

Bedroom Two

11' 9" x 10' 1" (3.58m x 3.07m)

Double bedroom comprising of a double glazed window to the rear elevation, fitted cupboards and is carpeted.

Bedroom Three

10' x 8' 11" (3.05m x 2.72m)

Double bedroom comprises of a double glazed window to the front and rear elevations and is carpeted.

Bedroom Four

8' 10" x 6' 10" (2.69m x 2.08m)

Single bedroom with window to the front elevation, ideal for a study or nursery.

Bathroom

Family bathroom comprising of a bath with shower over, wash hand basin, wc, tiled splash backs, tiled flooring and double glazed window to the rear elevation,

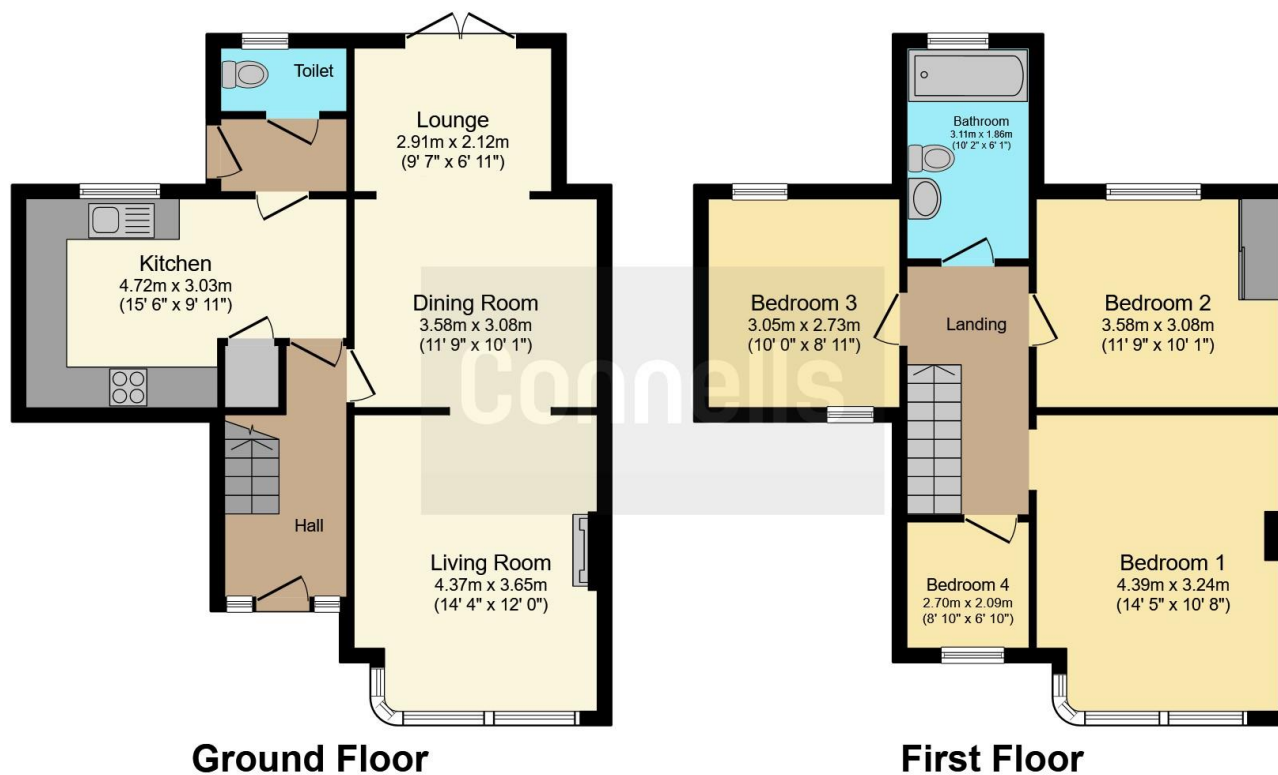
Outside

To the rear of the property you have a private laid to lawn area, established shrubbery and borders and a part fenced perimeter.









Total floor area 109.7 m² (1,181 sq.ft.) approx

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: D

Tenure: Freehold

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