



**Connells**

Swallowdale Road  
Melton Mowbray





## Property Description

A fantastic opportunity to acquire this well presented, three bedroom detached family home. Located within walking distance of the town centre and benefiting from local amenities and superb transport links and connections. This spacious property is situated on a good size plot and benefits from an entrance porch, an open plan lounge/dining room and a fitted kitchen. To the first floor are three well appointed bedrooms including a family bathroom, To the front there is a driveway for off road parking and a garage to the side. The rear benefits from a patio area and a good size laid to lawn garden also having access to the single garage.

## Entrance Porch

Accessed via a canopy is a brick built entrance porch having a uPVC front door leading into the living room.

## Living Room

13' 6" x 15' 11" ( 4.11m x 4.85m )

Spacious open plan living room with an archway into the dining room, having a double glazed bay fronted window, electric fireplace radiator, carpet and staircase ascending to first floor landing.

## Dining Room

10' 9" x 8' 4" ( 3.28m x 2.54m )

Accessed via an archway is a dining room having a double glazed window to the rear elevation, radiator and carpet.

## Kitchen

10' 9" x 7' 3" ( 3.28m x 2.21m )

Fitted with a range of wall and base units with contrasting work surfaces. Integrated induction hob with overhead extractor fan, integrated double electric oven, integrated fridge and dishwasher, plumbing for an undercounter washing machine. Stainless steel sink with mixer taps and drainer, having window to rear elevation overlooking the garden. Access from the side elevation into the rear garden.

## First Floor Landing

With window to side, airing cupboard housing the new combination boiler central heating and hot water boiler (3 weeks old with a 10 year guarantee), loft access with ladder to a part boarded loft space.

## Bedroom One

12' 10" x 8' 6" ( 3.91m x 2.59m )

Double bedroom with window to front elevation, radiator and built in wardrobes.

## Bedroom Two

9' 4" x 9' 3" ( 2.84m x 2.82m )

Double bedroom radiator, built in wardrobes and cupboards with window to rear elevation having views over the school playing fields and beyond.

## Bedroom Three

9' x 7' 2" ( 2.74m x 2.18m )

Single bedroom with window to front elevation, radiator and built in wardrobe.

## Bathroom

Family bathroom suite comprising wc, wash basin and bath with shower over, tiled splashbacks, lino flooring, radiator and a window to the rear elevation.

## Garage

16' 8" x 8' 2" ( 5.08m x 2.49m )

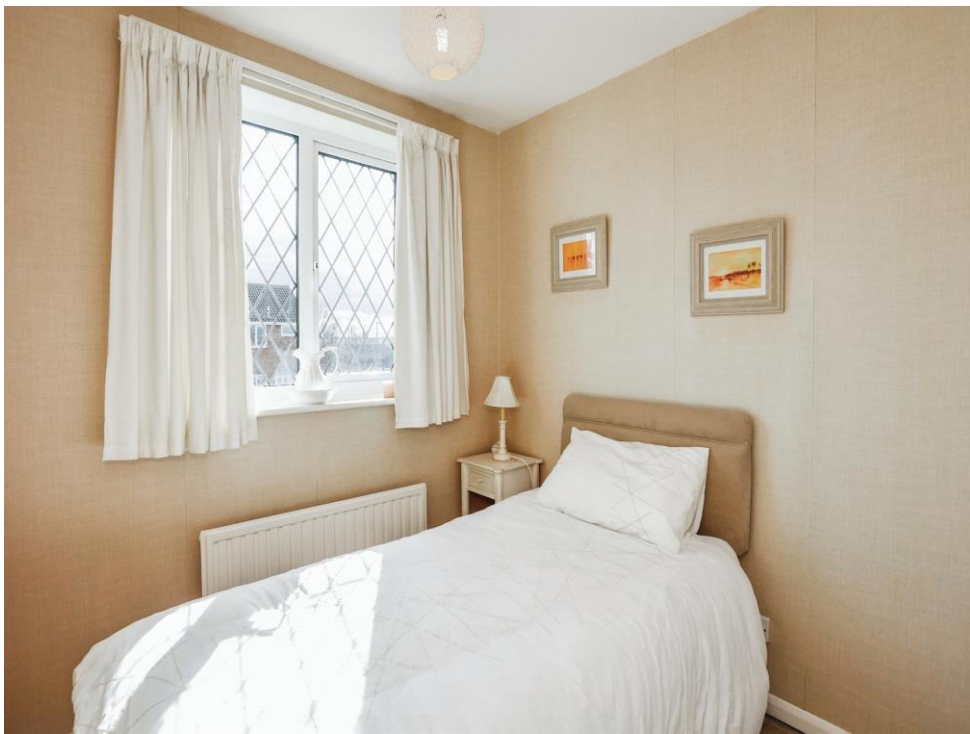
Single garage with an up and over door, with storage above, a window and door to rear garden.

## Outside

The front garden is laid to lawn and there is a concrete driveway leading to a single garage, which allows off road parking and a side gate gives access to the rear garden. The enclosed rear garden is laid mainly to lawn with a patio area, shrub and flower borders, perimeter fencing and a handy garden shed.



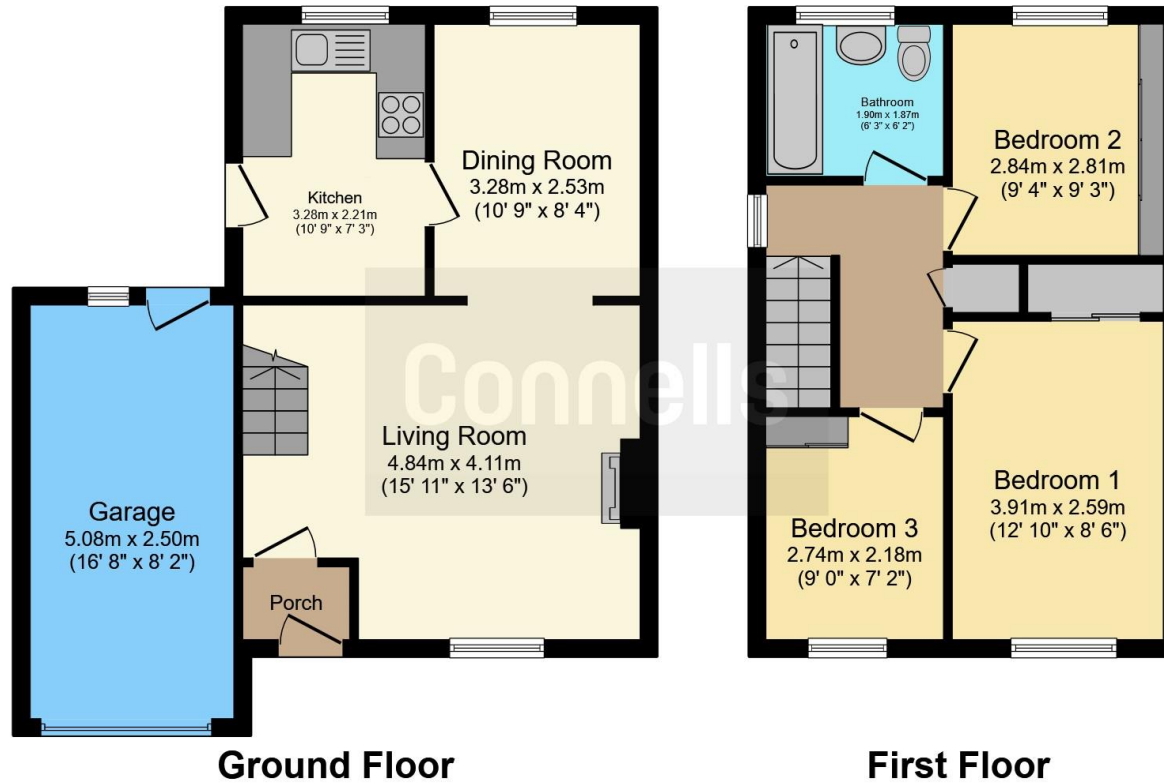












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**EPC Rating: D**

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Tenure: Freehold



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