



Connells  
FOR SALE

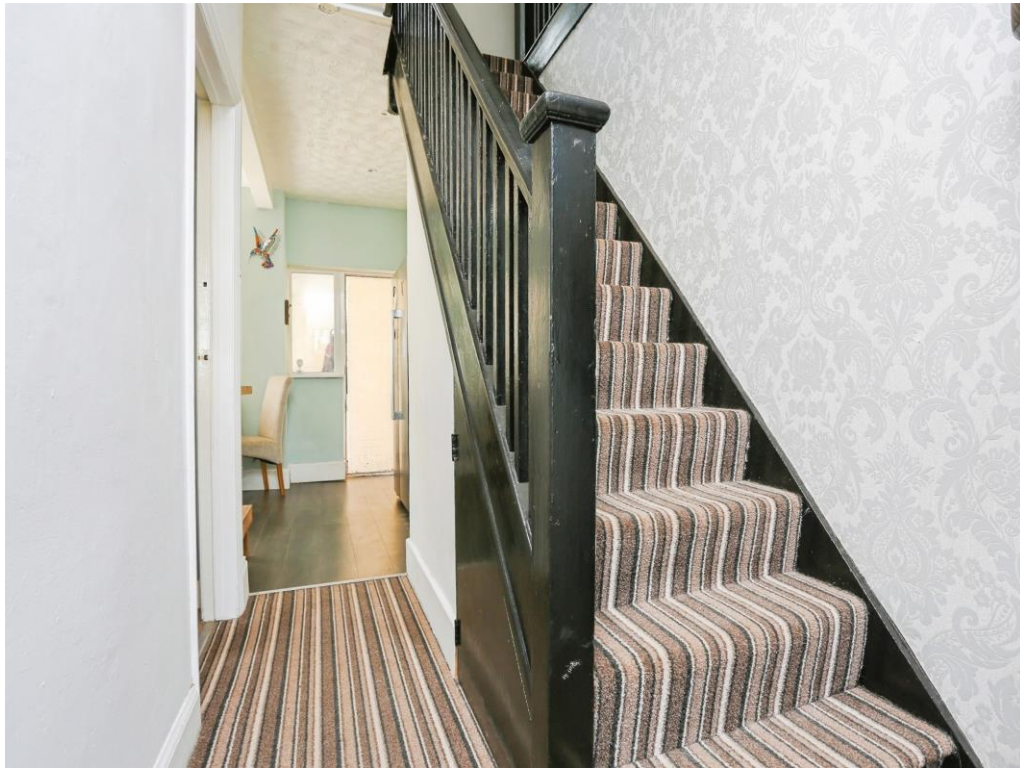
Elms Road  
Melton Mowbray

Connells



# Elms Road Melton Mowbray LE13 1AR

for sale  
**£200,000**



## Property Description

Located in a well-established residential area just a short walk from Melton Mowbray town centre and just minutes from shops, supermarkets, cafes, restaurants and local amenities.

There is good road access via the A607 and A606, Melton Mowbray railway station is also nearby, offering direct links to Leicester, Nottingham and beyond.

The property is also close to local primary and secondary schools, such as Saint Francis Catholic Primary School and Long Field Academy. Egerton Park and Play Close are within easy reach, offering green areas for recreation.

Heathcare facilities are also within walking distance and Melton Mowbray Hospital is within yards away from the property.

## Entrance Porch

Having door leading to the entrance hall

## Entrance Hall

With stairs leading to the first floor

## Lounge

10' 11" narrowing to x 11' 4" ( 3.33m narrowing to x 3.45m )

With a double glazed bay window looking out at the front. carpet flooring, TV connectivity, radiators, and decorative fireplace.

## Kitchen/Diner

15' x 10' 1" ( 4.57m x 3.07m )

Open plan kitchen/diner fitted wall and base units with a wooden worktop over, integrated double oven & induction hob, exterior fan, dishwasher and double sink. Partly tiled walls and laminate flooring with double glazed window to the rear.

## Utility Room

6' 9" x 9' ( 2.06m x 2.74m )

Situated at the side of the kitchen with door leading into the garden, storage cupboard, new tiled flooring and plumbing for washing machine or dryer

## First Floor Landing

### Bedroom One

10' 7" max x 11' 5" ( 3.23m max x 3.48m )

The generous master bedroom has carpet flooring radiator and a double glazed bay window overlooking the front.

### Bedroom Two

10' 1" x 9' 8" ( 3.07m x 2.95m )

The second double bedroom has carpet flooring, radiator, airing cupboard with wall mounted boiler unit. With a double glazed window over looking the back garden.

### Bedroom Three

7' 3" x 7' 7" ( 2.21m x 2.31m )

Double glazed window and radiator. This room can be used as a guest room, child's room or home office

## Bathroom

Three piece suite comprising bath with shower over, low level WC and wash hand basin. There is a frosted double glazed window to the rear and radiator

## Outside

To the front, there is a gravelled driveway for off road parking to accommodate 2 cars and to the rear, there is a private garden with lawned and patio area



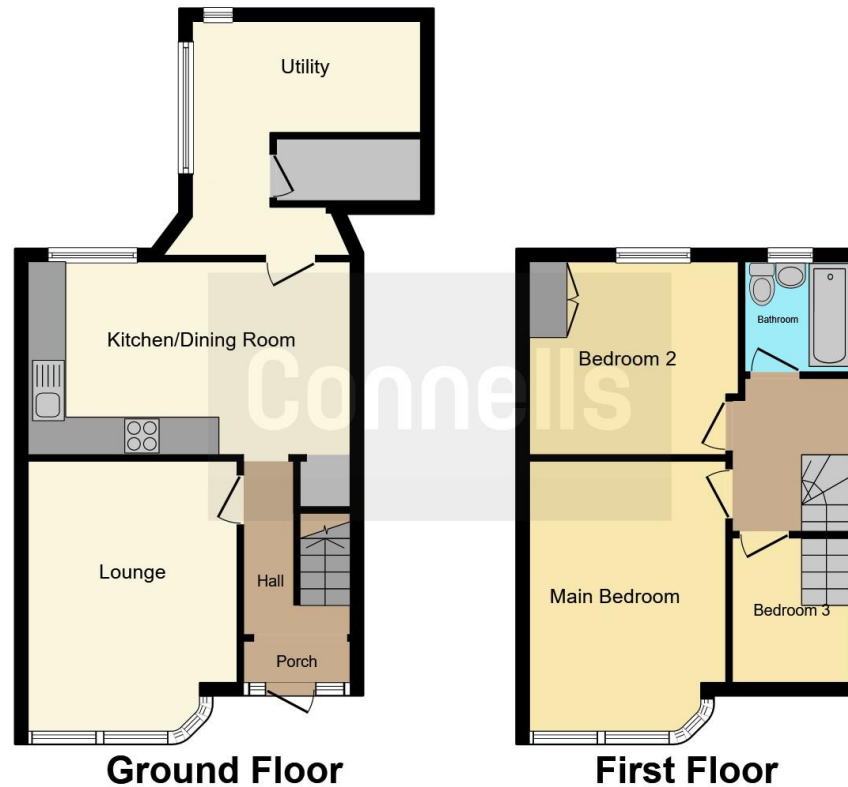












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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10A High Street  
 MELTON MOWBRAY LE13 0TR

EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/MOW307546](http://connells.co.uk/Property/MOW307546)



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