



**Connells**  
connells.co.uk 01664 560 241  
**FOR SALE**

**Connells**

Edendale Road  
Melton Mowbray





## Property Description

Introducing this charming 3-bedroom semi-detached property. Step through the door into a warm and welcoming atmosphere, with a sizeable living room that has recently been fitted with new carpets and the kitchen which has also been recently fitted including the appliances and flooring. Upstairs, discover two generously sized double bedrooms and a single bedroom which have all been fitted with new carpets. There is also a recently fitted bathroom.

With no onward chain, this property presents an opportunity for hassle-free ownership and a swift transition into your new home. Additionally, with the added benefit of off-road parking for multiple vehicles and a convenient single garage perfect as a storage solution or for additional parking. The property has also been recently cladded to the exterior.

Don't miss out the chance to make this property your own and experience the perfect blend of comfort, style and possibility!

## Ground Floor

### Entrance Hall

Enter through a double-glazed door to the entrance hall comprising of a radiator, carpet underfoot and access to the first floor and to the living room.

### Lounge

16' 11" x 11' 1" ( 5.16m x 3.38m )

This sizeable lounge comprises of newly fitted carpet underfoot, a double-glazed window to the front and a staple gas fireplace.

### Kitchen / Dining Room

14' 5" x 11' 7" ( 4.39m x 3.53m )

This recently fitted kitchen / dining room comprises of everything you could possibly need. With an extractor fan, electric hob, an electric oven, a sink, space for a washing machine, space for a free-standing fridge/freezer, a convenient under-stair storage cupboard, a double-glazed window to the side and rear, a radiator and newly fitted vinyl flooring underfoot.

## First Floor

### Landing

Comprising of newly fitted carpet underfoot and an airing cupboard which is where the boiler can be found.

### Bedroom 1

12' 2" Into Recess x 8' 5" ( 3.71m Into Recess x 2.57m )

This principle bedroom comprises of built-in wardrobes providing ample storage solutions, a double-glazed window to the front, a radiator, newly fitted carpet underfoot and a tv aerial.

### Bedroom 2

9' 4" x 8' 8" ( 2.84m x 2.64m )

Comprising of a double-glazed window to the rear, a radiator and newly fitted carpet underfoot.

### Bedroom 3

5' 4" x 9' 7" ( 1.63m x 2.92m )

Comprising of a double-glazed window to the rear, a radiator and newly fitted carpet underfoot.

### Bathroom

This recently fitted bathroom comprises of w/c, a sink, a radiator, a double-glazed window to the rear and a shower over the bath.

## Outside

### Rear Garden

With gated access to the front, an outside tap and laid to lawn.















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)

To view this property please contact Connells on

**T 01664 560 241**  
**E [meltonmowbray@connells.co.uk](mailto:meltonmowbray@connells.co.uk)**

10A High Street  
 MELTON MOWBRAY LE13 0TR

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/MOW307509](http://connells.co.uk/Property/MOW307509)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MOW307509 - 0006