



Connells
FOR SALE



Property Description

A spacious and well maintained four-bedroom detached Bungalow situated on the popular Tamar Road. This family home offers generous living accommodation, a private rear garden and ample off-road parking, making it ideal for growing families or those seeking a peaceful residential setting. The property also benefits with solar panels with battery storage and EV charging point installed, along with log stores and multi fuel stove, creating a modern yet traditional feel.

Situated in the sought after area of Melton Mowbray, the property is conveniently located near local amenities, schools and public transport links. The town centre is within easy reach, offering a range of shops, restaurants and leisure facilities. The property also benefits from excellent road links to surrounding areas.

Contact us today to arrange a viewing of this delightful family home in a desirable location.

Entrance Hall

5' 5" x 11' 2" (1.65m x 3.40m)

A welcoming and spacious entrance hall providing access to the main living areas. Finished with neutral decor and practical flooring, the hall creates a bright and inviting first impression

Bathroom

7' 7" x 8' 1" (2.31m x 2.46m)

A well appointed family bathroom, featuring four piece suite comprising separate shower cubicle with glass door, paneled bath equipped with lights and jets, low level WC and wash hand basin. Finished with tiling and fittings, the room is bright and functional, providing a comfortable space. A frosted window allows natural light while ensuring privacy

Living/Dining Room

21' 5" x 14' 3" (6.53m x 4.34m)

A spacious and versatile open plan living and dining area, perfect for both relaxing and entertaining. The room benefits from large windows that flood the space with natural light, creating a bright and welcoming atmosphere. The dining area offers ample space for a family sized table while the living area comfortably accommodates seating arrangements. Neutral decor and practical flooring compete this warm and inviting space

Kitchen

13' 5" x 11' 1" (4.09m x 3.38m)

A well-equipped and functional kitchen featuring a range of wall and base units with contrasting worktops. The kitchen includes ample space for appliances and a rear facing window that bring in plenty of natural light.

Conservatory

12' 9" x 11' 1" (3.89m x 3.38m)

A bright and airy conservatory positioned at the rear of the property, offering an ideal space for relaxing dining or enjoying views of the garden. The room is flooded with natural light and creates a seamless connection between indoor and outdoor living. Double doors open onto the private rear garden, making it a perfect spot for entertaining or peaceful retreat

Hall

7' 5" x 3' 7" (2.26m x 1.09m)

The second hall offers a practical transition space between the main living areas

Wc

4' 2" x 3' 7" (1.27m x 1.09m)

A convenient and neatly presented guest bathroom, featuring a WC, vanity unit and a small frosted window.

Bedroom One

13' 8" x 11' 2" (4.17m x 3.40m)

A spacious and light filled double bedroom positioned at the front of the property, offering ample space. A large window allows in plenty of natural light and neutral decor, creates a calm and relaxing atmosphere

Bedroom Two

9' 9" x 11' 2" (2.97m x 3.40m)

A comfortable and versatile bedroom, ideal for use as a child's room or home office. It benefits from a large window that brings in natural light. The room is neutrally decorated

and offers flexibility to suit a variety of needs

Bedroom Three

8' 8" x 14' 10" (2.64m x 4.52m)

Bright and well proportioned and large window provides natural light, while the neutral decor gives the room a fresh and airy feel, perfect for a guest room or teenagers room

Bedroom Four

11' 6" x 10' 3" (3.51m x 3.12m)

A bright and adaptable room located at the rear of the property, enjoying a pleasant view over the garden. With neutral decor and natural light from a well-sized window, it offers a cosy and practical space

Outside

To the front, the property offers a neat lawned garden with a driveway providing off road parking. To the rear, the house enjoys a private and enclosed garden, mainly laid to lawn with a patio area ideal for outdoor seating or dining. Additional to this is another level, which is a stoned area currently hosting a trampoline, but ideal for added character and levels to the outdoor areas. Boarded by fencing for privacy, the garden is perfect for families or entertaining guests. To the end of the garden you can enter the garage via a side door and the additional rear driveway which boasts enough space to hold a large caravan utilising the plot well and providing ample parking for a large family.









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

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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307538



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