



Connells

Eastfield Avenue
Melton Mowbray

Eastfield Avenue Melton Mowbray LE13 1TD

for sale
£250,000



Property Description

Located on the sought-after Eastfield Avenue, this three-bedroom semi-detached property offers generous living space and excellent versatility for families or first-time buyers. The ground floor features two reception rooms, a sunroom overlooking the garden, a convenient downstairs W/C, and a separate utility room for added practicality.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Outside, the property boasts a large rear garden, perfect for outdoor entertaining or family activities, along with a garage and driveway providing ample off-road parking.

Situated close to local amenities, schools, and transport links, this home is offered with no onward chain, making it an ideal choice for a smooth and hassle-free move.

Interior

Ground Floor Entrance Hall

With hardwood flooring underfoot, a radiator and access to the first floor and through to the kitchen.

Living Room

10' 7" Plus Bay x 11' 4" Into Recess (3.23m Plus Bay x 3.45m Into Recess)

A welcoming space featuring a double-glazed bay window to the front, allowing for plenty of natural light. Finished with carpet underfoot

and a radiator, this room offers a cosy setting ideal for relaxing or entertaining.

Dining Room

11' 4" Maximum x 10' 8" (3.45m Maximum x 3.25m)

A comfortable and versatile space with carpet underfoot, a gas fire, and double-glazed sliding doors to the rear leading through to the sunroom—ideal for both everyday dining and entertaining.

Kitchen

17' 1" x 6' 3" (5.21m x 1.91m)

A well-equipped kitchen featuring a double-glazed window to the rear. Fitted with a 1½ bowl sink, gas hob, electric oven, and extractor fan, this space also includes an integrated dishwasher and integrated fridge for added convenience. Finished with lino flooring, a radiator, and access to an under-stair storage / larder.

Sunroom

9' 11" x 8' (3.02m x 2.44m)

A bright and welcoming sunroom, enhanced by double-glazed sliding doors that open directly onto the garden. This versatile space is ideal for year-round enjoyment, featuring tiled flooring, a radiator, and a solid roof fitted in 2020—offering improved insulation and comfort.

Utility Room

8' 2" Maximum x 4' 1" (2.49m Maximum x 1.24m)

A practical space with double-glazed windows

to the rear and side, along with a double-glazed door to the side providing external access. Finished with tiled flooring, this room is ideal for laundry and additional storage needs.

Cloakroom

Fitted with a W/C and wash basin, this convenient downstairs cloakroom features a double-glazed window to the side, tiled flooring, and a radiator—ideal for guests and everyday use.

First Floor
Landing

With carpet underfoot and a double-glazed window to the side, the landing provides access to three bedrooms and the family bathroom.

Bedroom One

10' 8" x 10' 9" Back of Robes (3.25m x 3.28m Back of Robes)

Bedroom one features a double-glazed window to the front, carpeted flooring, a radiator, and fitted wardrobes offering ample storage.

Bedroom Two

10' 8" x 10' 9" (3.25m x 3.28m)

A well-sized double bedroom with double-glazed window to the rear, carpeted flooring, radiator, and built-in storage including integrated wardrobes, offering excellent functionality and comfort.

Bedroom Three

7' 3" x 6' 6" (2.21m x 1.98m)

A cosy single bedroom with a double-glazed window to the front, radiator, and a built-in storage cupboard over the stairs—ideal as a child's room, home office, or guest space.

Family Bathroom

Fitted with a W/C, wash basin, and an electric walk-in shower, the bathroom also features a double-glazed window to the side, radiator, offering a clean and functional space.

Exterior
Workshop

11' 5" x 7' (3.48m x 2.13m)

A versatile space with two single-glazed windows to the side, benefiting from electricity, making it ideal for hobbies, DIY projects, or additional storage.

Rear Garden

A sizeable west-facing garden, perfect for enjoying afternoon and evening sun. Comprises a patio, lawn and gravelled area with mature shrubs and trees. Also, there is a summer house at the top of the garden. All providing excellent space for entertaining, and family use, as well potential for further landscaping. The space offers access to the front of the property and includes an outside tap.

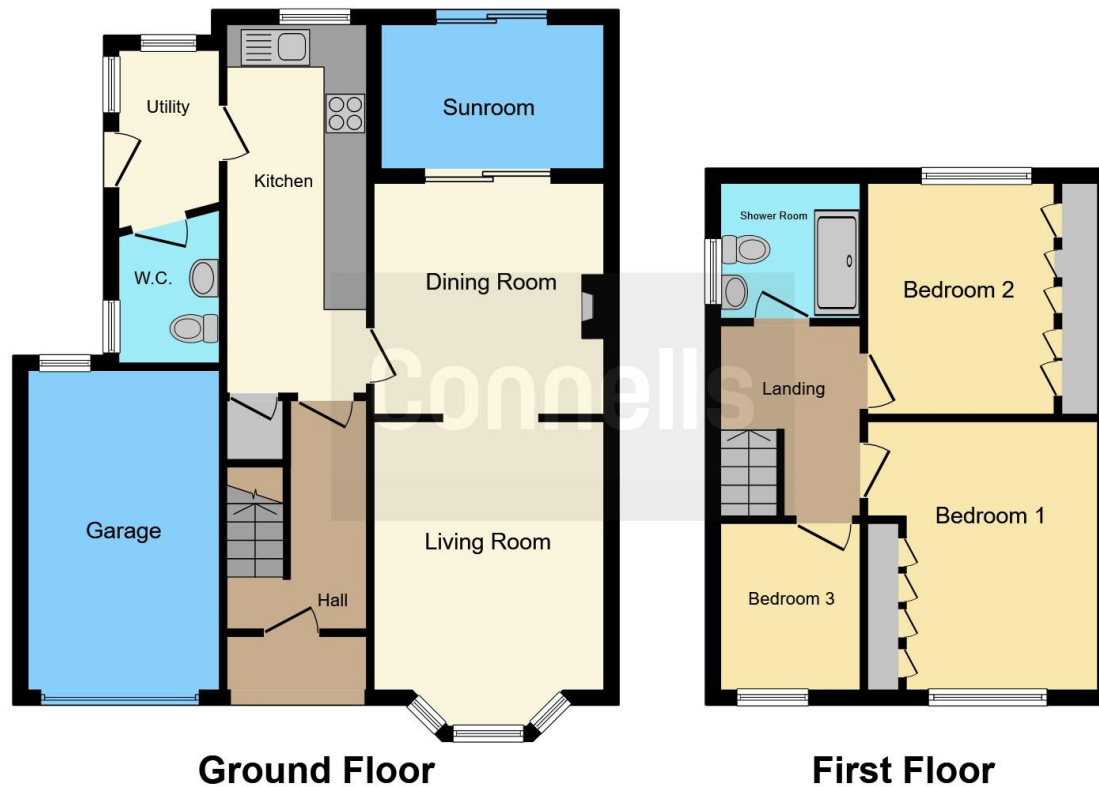
Garage

A single garage attached to the property (not integral), offering secure parking or additional storage space.









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: C Council Tax
 Band: B

Tenure: Freehold

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