



Connells

Nottingham Road  
Melton Mowbray





## Property Description

Located on Nottingham Road in Melton Mowbray, this spacious three-bedroom home offers an excellent blend of character, comfort, and convenience—perfect for families or buyers looking for flexible living space.

The ground floor welcomes you with an entrance porch leading into the hallway. From here, you'll find two well-proportioned reception rooms, ideal for both relaxing and entertaining. The heart of the home is the open-plan kitchen/diner, featuring ample storage, integrated appliances, and French doors opening onto a private rear garden—creating a seamless indoor-outdoor flow. A downstairs W/C adds practicality, while hard flooring throughout the ground floor ensures easy maintenance.

Upstairs, the property offers three generously sized bedrooms. The family bathroom includes a shower over the bath and wash basin, with a separate W/C located off the landing for added convenience.

Outside, the home benefits from off-road parking for multiple vehicles and a well-designed rear garden with decking, paving, and a lawned area—fully enclosed for privacy and ideal for outdoor entertaining. Side access to the garden adds further practicality.

This is a fantastic opportunity to purchase a well-maintained and versatile home in a prime location, just a short distance from shops, schools, and transport links.

## Interior

### Ground Floor

#### Entrance Porch

#### Entrance Hall

#### Lounge

9' 10" Maximum x 12' Maximum ( 3.00m Maximum x 3.66m Maximum )

#### Living Room

12' 10" x 12' Maximum ( 3.91m x 3.66m Maximum )

#### Kitchen

8' 2" x 9' 10" ( 2.49m x 3.00m )

#### Dining Room

18' 7" x 8' 4" ( 5.66m x 2.54m )

#### Cloakroom

## First Floor

## Landing

#### Bedroom One

12' Maximum x 12' 9" Maximum ( 3.66m Maximum x 3.89m Maximum )

#### Bedroom Two

10' 1" Maximum x 10' 7" Maximum ( 3.07m Maximum x 3.23m Maximum )

#### Bedroom Three

10' 1" x 6' 7" ( 3.07m x 2.01m )

**Bathroom**

**W/C**

**Exterior**

**Rear Garden**

**Front Drive**

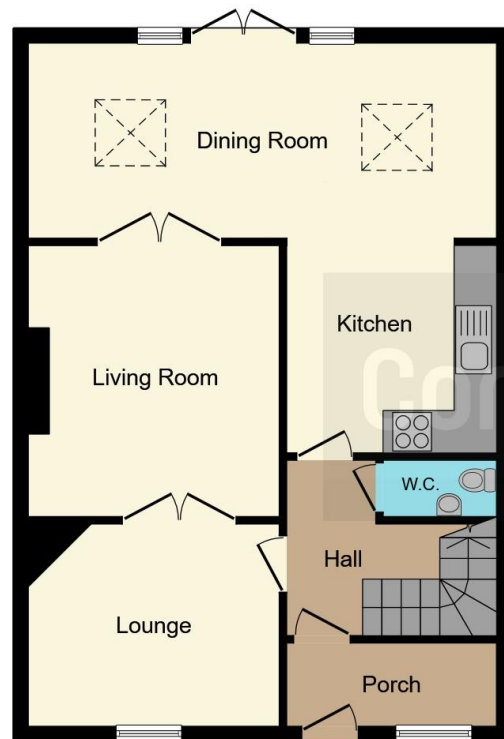




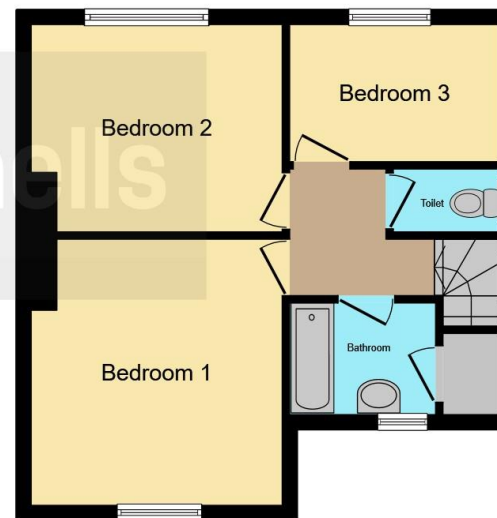








**Ground Floor**



**First Floor**

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10A High Street  
 MELTON MOWBRAY LE13 0TR

EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

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