



Connells

Richard Close
Melton Mowbray



Property Description

Tucked away on a peaceful cul-de-sac in Melton Mowbray, this well-presented three-bedroom semi-detached home offers modern living with a private garden and off-road parking.

Ideally suited for first-time buyers, young families, or downsizers, the property combines comfort, convenience, and a great location.

Situated in a popular residential area close to the town centre. With excellent range of amenities nearby including supermarkets, shops, restaurants, and traditional markets. Reputable local schools within easy reach, ideal for families.

Convenient transport links to Leicester, Loughborough, Oakham, and Nottingham.

Surrounded by Leicestershire countryside with scenic walks and outdoor spaces nearby. Just a short distance from Melton Country Park and local leisure facilities.

Lounge

14' 7" max x 15' 5" max (4.45m max x 4.70m max)

Spacious and light-filled reception room with front-facing double-glazed window, TV point, and understairs storage. Gas central radiator and door leading to kitchen

Kitchen

10' 10" x 15' 5" (3.30m x 4.70m)

Fitted kitchen with a range of wall and base

units, integrated oven and hob, space for fridge/freezer and washing machine. Dining area with patio doors opening onto the rear garden, allowing for natural light and easy indoor-outdoor flow.

Bedroom 1

9' 9" max x 8' 11" max (2.97m max x 2.72m max)

Generous double bedroom with rear-facing double glazed window overlooking the garden. Includes built-in storage and access to a private en suite shower room.

En Suite

Fitted with a walk-in shower cubicle, WC, and wash basin. Finished part tiling and chrome fixtures.

Bedroom 2

7' 7" into ingress x 10' (2.31m into ingress x 3.05m)

Front-facing double bedroom with built in storage, radiator and double glazing.

Bedroom 3

7' 5" x 6' 8" (2.26m x 2.03m)

Single bedroom with front-facing double glazed window and radiator. Perfect for a nursery, study, or dressing room.

Family Bathroom

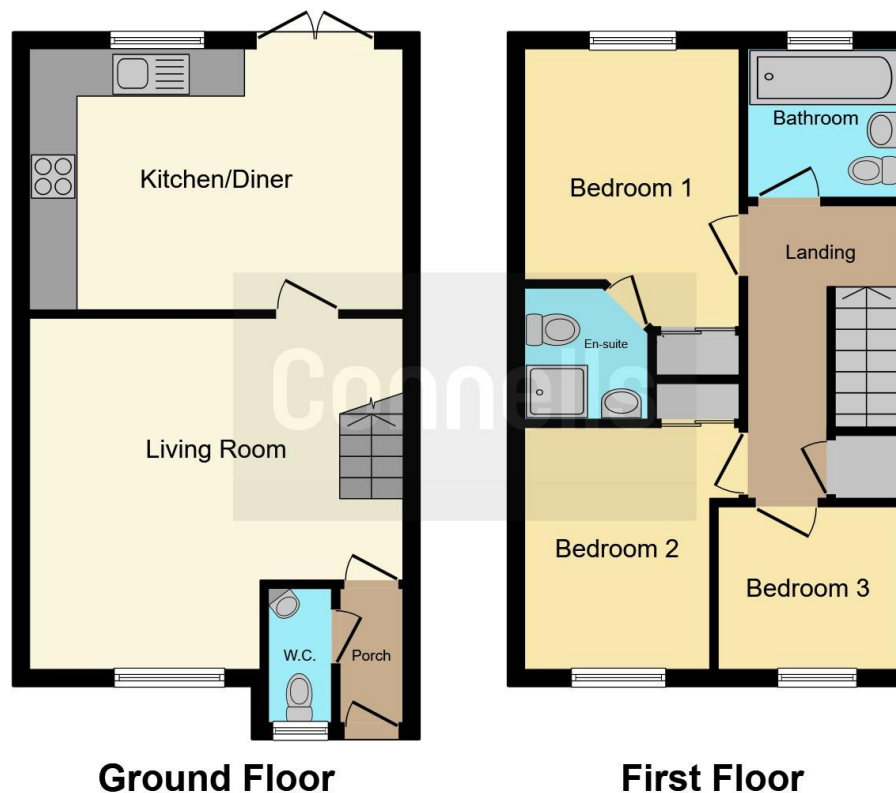
Three-piece suite comprising bath with shower over, WC, and wash basin. Tiled

splashbacks and frosted window for privacy.









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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10A High Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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