



Connells

Brownlow Crescent
Melton Mowbray



Property Description

Welcome to your ideal first home! This charming 3 bedroom semi-detached residence boasts a contemporary flair coupled with cosy comfort, making it an ideal haven for a first-time buyer. As you step inside you are greeted by a downstairs w/c, a sizeable under-storage cupboard and access through to the living room and the kitchen.

Downstairs, a spacious living area provides ample lighting with the dual aspect lay out, perfect for relaxation and entertainment, with a seamless flow into the garden. And with the kitchen you have ample space to fill your heart with all your culinary needs. As you ascend to the bright and airy landing there are 3 double bedrooms and a modern bathroom.

Externally, a single garage provides convenient extra storage space, while the expansive driveway easily accommodates up to three vehicles, ensuring hassle-free parking for you and your guests.

Nestled in a perfect location for those needing to commute to Swallowdale primary school and to Melton Mowbray centre, this home is perfect for those looking for their first home.

Ground Floor

Entrance Hall

With a radiator, under stair storage, and laminate flooring under-foot.

Downstairs W/C

Complete with a w/c, sink, radiator and a double-glazed window.

Lounge

11' 5" Into Recess x 20' 9" (3.48m Into Recess x 6.32m)

With a double-glazed window to the front and double-glazed patio doors to the rear leading to the garden. This sizeable living room also benefits from a radiator and carpet under-foot.

Kitchen

8' 10" x 11' 2" (2.69m x 3.40m)

This kitchen has space for an oven, space for a washing machine, a radiator, lino flooring under-foot and a door leading to the rear garden.

Landing

With carpet underfoot and a double-glazed window to light the landing.

First Floor

Bedroom One

12' 5" x 11' 6" Into Recess (3.78m x 3.51m Into Recess)

To the rear, the master bedroom consists of convenient built in storage, a double-glazed window, a radiator, and carpet under-foot.

Bedroom Two

11' 2" x 9' 1" (3.40m x 2.77m)

To the rear, the second bedroom with a convenient built in wardrobe, a double-glazed window, carpet under-foot and a radiator.

Bedroom Three

11' 6" x 8' (3.51m x 2.44m)

The third bedroom which is to the front of the property, this room benefits from a radiator, double-glazed window and is also the location of the boiler.

Bathroom

This modern bathroom consists of a walk in shower, w/c, a sink, a radiator and a double-glazed window.

Externally

Front Garden / Driveway

With off-road parking for 3 vehicles.

Rear Garden

This beautiful landscaped garden includes a patio area, electric sockets, an outside tap and access into the garage and to the front of the property.

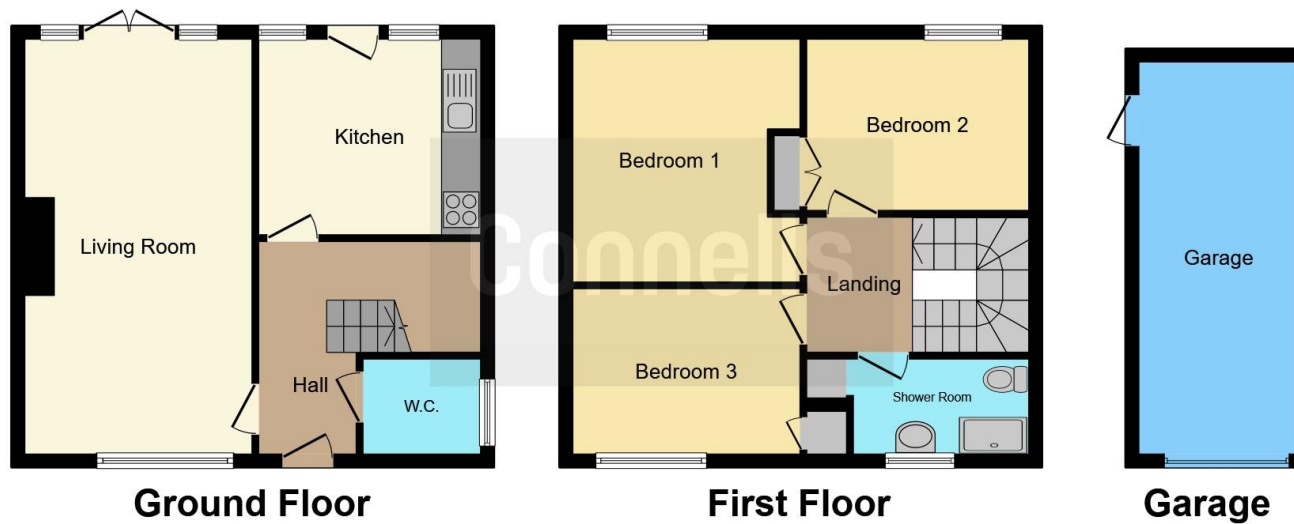
Single Garage

This single garage is perfect for storage and also benefits from electricity.









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

Tenure: Freehold

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