



**Connells**

Wren Close  
Melton Mowbray



## Property Description

This well presented three bedroom home is situated on the South side of the sought-after market town of Melton Mowbray close by to local schools and amenities. The town of Melton Mowbray has great transport links to surrounding villages and Leicester city centre.

The property comprises in brief of an entrance hallway, downstairs W/C, living room, and an extended kitchen with the added potential of modernising to the ground floor. Upstairs the property unfolds its charm, boasting two double bedrooms and a single, and a family bathroom.

With its thoughtful layout, convenient location, this end-terraced residence promises a delightful living experience, combining comfort and accessibility for those seeking a well-connected home.

## Ground Floor

### Entrance Hall

With a convenient storage cupboard, carpet underfoot, a radiator and access through to the living room, kitchen and downstairs w/c.

### Living Room

12' x 11' 4" ( 3.66m x 3.45m )

This sizeable living room benefits from carpet underfoot, a double-glazed window and a radiator.

## Kitchen

17' 6" Into Recess x 11' 3" Plus Recess ( 5.33m Into Recess x 3.43m Plus Recess )

The open-plan kitchen is perfect for those wanting to do a bit of renovation but not wanting to do too much work as this room already benefits from tiled flooring under-foot, a gas and electric oven, a gas hob, a washing machine, a dishwasher, an induction hob, an extractor fan and space for a fridge/freezer.

## Dining Room

14' 10" x 6' 10" ( 4.52m x 2.08m )

Open-plan off of the kitchen, this dining room benefits from built-in-storage, and a double-glazed sliding door to the rear enclosed garden.

## Downstairs W/C

With the convenience of a downstairs w/c, which comprises of a double-glazed window and a w/c.

## First Floor

### Landing

With an airing cupboard and carpet underfoot.

### Bedroom One

14' 7" x 8' 7" ( 4.45m x 2.62m )

To the front of the property this sizeable master bedroom benefits from a double-glazed window, a radiator and carpet underfoot.

### Bedroom Two

10' 6" Into Recess x 11' 3" ( 3.20m Into Recess x 3.43m )

To the rear of the property, this second bedroom benefits from convenient laminate flooring, a double-glazed window and a radiator.

### Bedroom Three

9' 2" x 8' 7" ( 2.79m x 2.62m )

The third bedroom has a convenient storage cupboard over the stairs, a radiator, a double-glazed window and carpet underfoot.

### Family Bathroom

This bright family bathroom benefits from a bath, a shower over the bath, a w/c, a sink. tiled flooring, a radiator and a double-glazed window.

## Externally

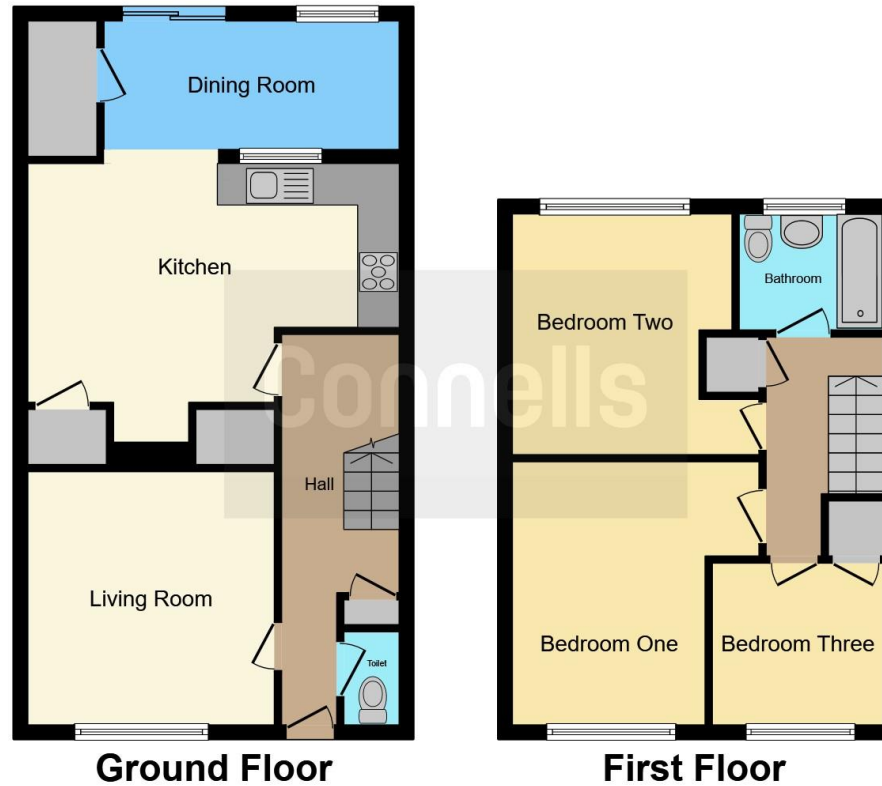
### Rear Garden

The rear garden is perfect for those who are wanting a low maintenance garden with the patio area and the rest being stoned.









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**EPC Rating: C**

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Tenure: Freehold



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