

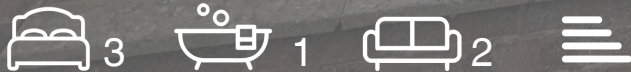


**55 EASTFIELD AVENUE**

MELTON MOWBRAY, LE13 1TD

Asking price

**£295,000**





## ACCOMMODATION

This semi detached family home benefits from a large plot with, subject to planning, potential to extend. Its ready to move into and is close to local shops and amenities. Book your tour today.

### Description

Welcome to this charming three-bedroom semi-detached property on a generous and expansive plot. As you approach, the well-maintained front garden provides a warm welcome, enhancing the curb appeal.

Upon entering the hallway you'll find doors to accommodation and stairs ascending to the first floor. The property is dominated downstairs by a spacious and inviting living room bathed in natural light from the large window that overlook the front garden and street scene. The neutral colour palette and tasteful decor create a cosy and elegant atmosphere, perfect for relaxation or entertaining guests. A designated dining area with French doors opens onto the rear patio, offering a seamless transition between indoor and outdoor living.

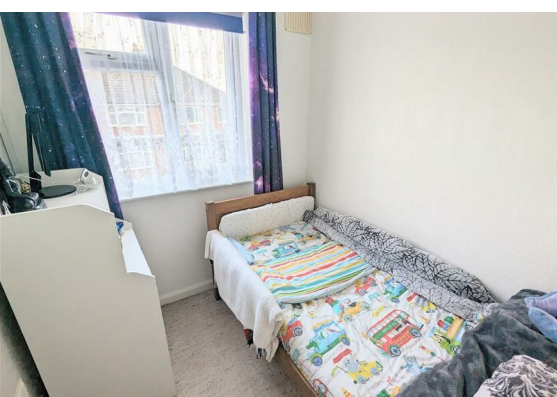
The kitchen, conveniently adjacent to the dining room, has countertops, ample cabinet space, and some fitted appliances with space for more. It's been extended to the rear and there is an external door to the side of the property.

Ascending the staircase, you'll find three well-appointed bedrooms, each with its own unique charm. The master bedroom is a generous double and the second bedroom has fitted wardrobes, while the third bedroom is a single room with fitted cupboard.

One of the standout features of this property is the expansive garden, which extends beyond the typical boundaries of a semi-detached home. The large plot allows for a variety of outdoor possibilities, such as a spacious garden, play area, or even the potential for an extension,







subject to planning permission. Additional amenities include a private driveway with parking space for a vehicle and a detached storage shed for gardening tools or outdoor equipment or even a space to work from as it is insulated. There is also a green house for those keen gardeners. Situated in a desirable neighbourhood, this three-bedroom semi-detached property on a large plot offers a perfect blend of comfort, style, and outdoor space – making it an ideal home for those seeking a harmonious balance between modern living and expansive surroundings.

**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** Freehold, vacant possession upon completion.

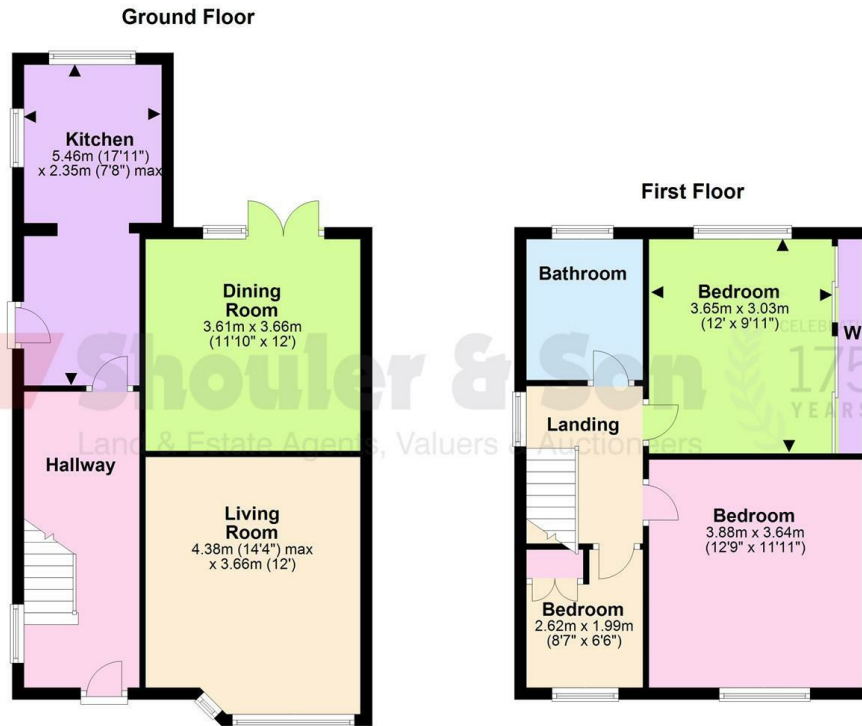
**SERVICES:** Mains electricity, gas, water and drainage.

**COUNCIL TAX:** Melton

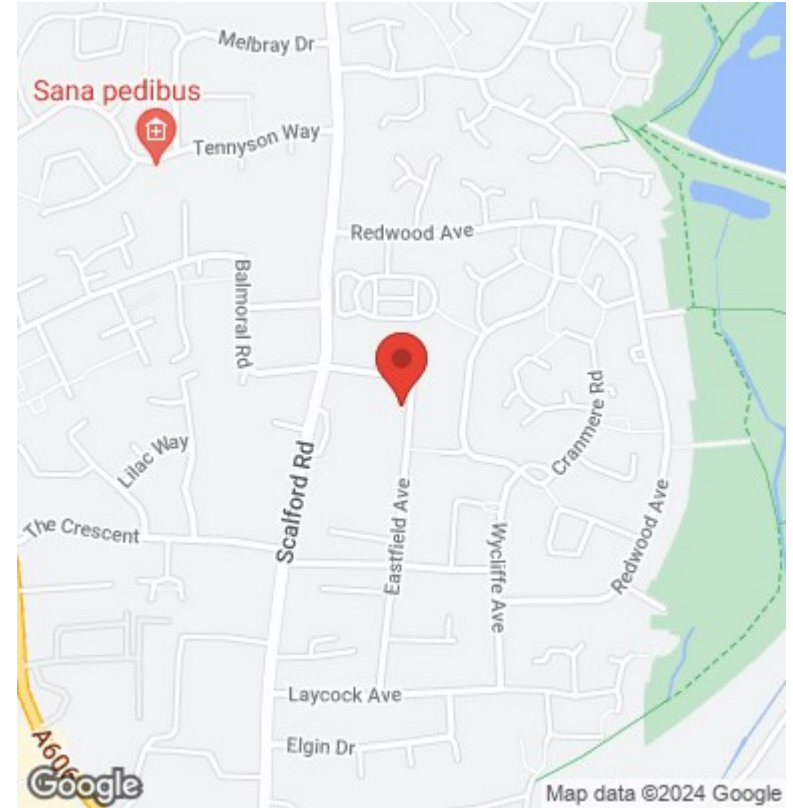
**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.



## Floor Plan



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only. Plan produced using PlanUp.



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk  
housesales@shoulers.co.uk  
lettings@shoulers.co.uk

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
102-104	A		
81-101	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

England & Wales EU Directive 2002/91/EC