



5 New Street, Scalford, Melton Mowbray, LE14

4DP
£265,000

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

5 New Street Scalford Melton Mowbray LE14 4DP

Nestled in the charming village of Scalford, Melton Mowbray, this delightful semi-detached house on New Street offers a perfect blend of comfort and convenience.

With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Scalford is known for its friendly community and picturesque surroundings, making it a wonderful place to call home.

With local amenities within easy reach and the beautiful countryside just a stone's throw away, this property presents an excellent opportunity for those looking to enjoy a peaceful lifestyle while remaining connected to the vibrant town of Melton Mowbray.



Living Room



Dining Room



Kitchen

Description

Discover the perfect blend of village charm and modern convenience with this delightful cottage, offered with no onward chain in the highly sought-after village of Scalford. Just a short drive from Melton Mowbray, this attractive home boasts two distinct reception rooms, a fitted kitchen, and a fantastic enclosed front garden, making it an ideal first home or downsize.

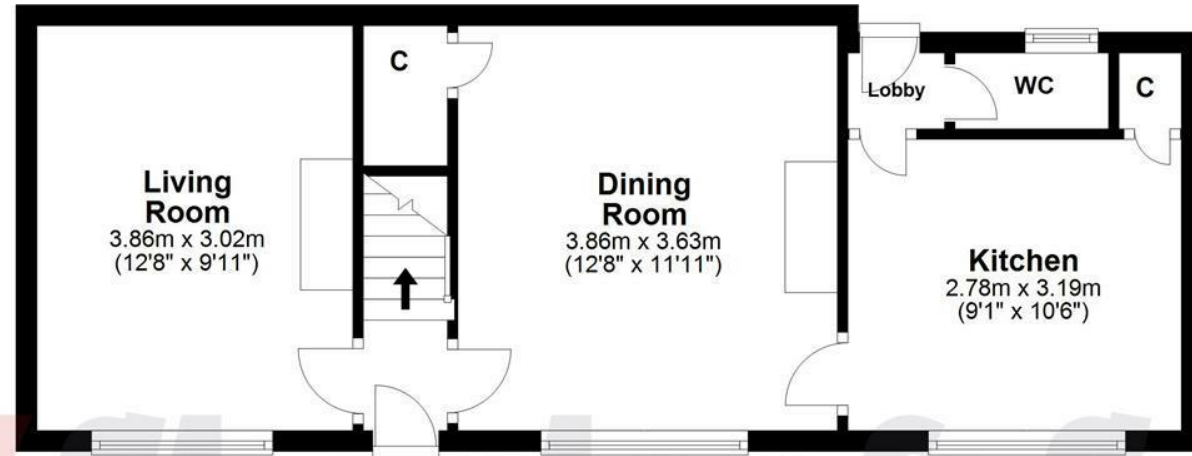
Step inside via a welcoming entrance hallway providing immediate access to the ground floor accommodation. To the left, a cosy living room offers a relaxed space with characterful fireplace, while to the right, a separate, spacious dining room is perfect for entertaining. The kitchen, accessed off the dining room, features contemporary units, a large window overlooking the front garden, and a practical larder cupboard. A convenient rear lobby leads to the back door opening which accesses a small rear courtyard; and a useful downstairs WC. Upstairs, you'll find three well-proportioned bedrooms; two generous doubles provide comfortable retreats, complemented by a versatile third bedroom. A modern, well-appointed family bathroom serves the first floor.

Outside, the property benefits from a private driveway providing essential off-road parking. To the rear, a compact, paved courtyard offers a private spot. The true highlight is the substantial, wall-enclosed front garden, predominantly laid to lawn with a charming pathway leading to the main entrance. This inviting outdoor space is perfect for enjoying the village atmosphere, gardening, or al-fresco dining.



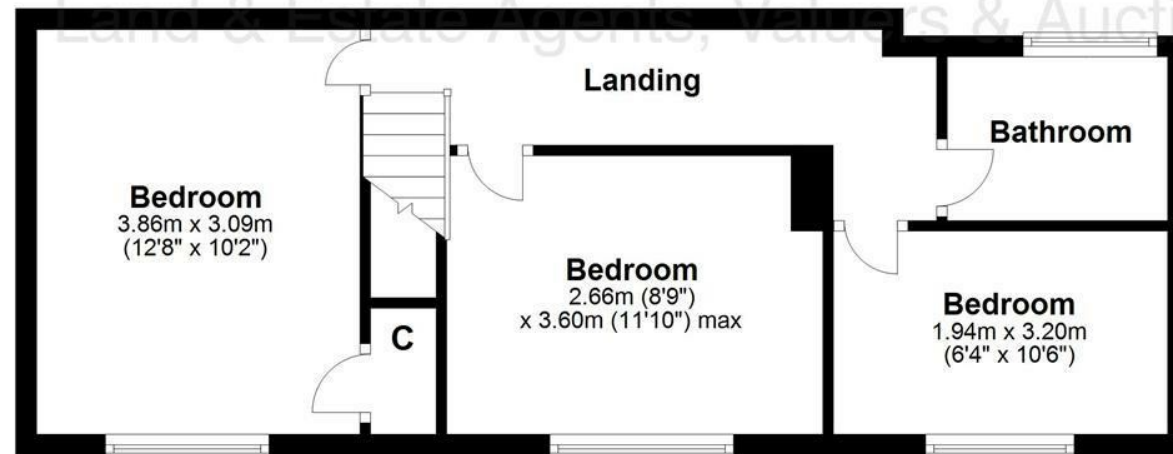
Ground Floor

Approx. 41.4 sq. metres (445.8 sq. feet)

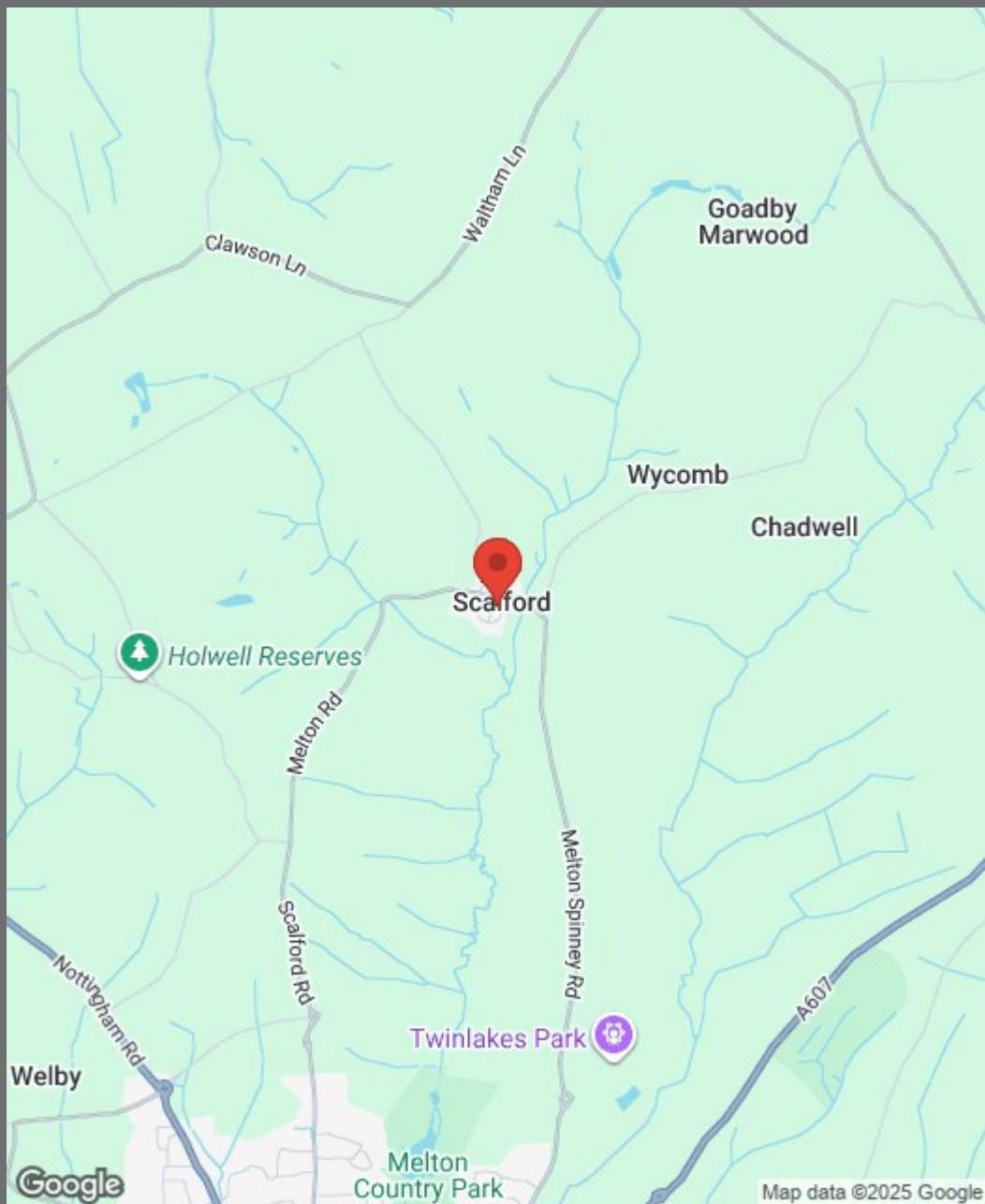


First Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



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



- Charming Village Location
- Chain-Free Opportunity
- Two Characterful Receptions
- Downstairs WC
- Three Bedrooms Two of Which are Double
- Large Enclosed Front Garden
- Private Driveway Parking
- Fitted Kitchen with Storage
- Ideal for Village Life
- Close to Melton Mowbray



builds.margin.dozed



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

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Tel: 01664 560181

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.