



**14 Mildmay Close, Melton Mowbray,
Leicestershire, LE13 1AH**

£259,950

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

14 Mildmay Close Melton Mowbray Leicestershire LE13 1AH

This detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. Don't miss your chance to make this lovely property your new home.



Living Room



Description

Situated in a quiet cul-de-sac location, this modern three-bedroom detached home on Mildmay Close is offered to the market with no upward chain. Presented in excellent condition throughout, the property offers a fantastic opportunity for first-time buyers or a growing family looking for a home they can move straight into. With a spacious living room, an open-plan kitchen and dining area, and a private rear garden, this home provides a perfect blend of comfortable family living and modern convenience. The property also benefits from a detached single garage and off-road parking, making it a highly desirable option in a sought-after area of Melton Mowbray.

Step inside to the welcoming entrance hall, which leads into a bright and airy living room, complete with a feature fireplace and a large bay window overlooking the front. The room is a generous size, perfect for relaxing with the family. Moving through, the property opens up into a fantastic open-plan kitchen and dining area. The kitchen is well-equipped with a range of modern wall and base units, an integrated oven and hob, and space for appliances. The dining area provides ample space for a family dining table and features French doors that open out onto the rear garden, creating a seamless indoor-outdoor flow. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the first floor landing leads to three well-proportioned bedrooms. The main bedroom is a comfortable double with plenty of space for a double bed and additional furniture. The two further bedrooms are ideal for children, a guest room, or even a home office. The family bathroom has been tastefully fitted with a modern three-piece suite, including a bath with a shower over, a wash hand basin, and a low-level WC.

Externally, the property boasts a private and enclosed rear garden, featuring a patio area for outdoor dining, a lawn, and a charming gravelled section. To the front, there is a small lawned area and a driveway providing off-road parking for multiple vehicles, leading to the detached single garage.

This well-maintained home is perfectly positioned to enjoy the best of Melton Mowbray, with local amenities, schools, and transport links all within easy reach. An internal viewing is highly recommended to appreciate the quality and space on offer.



Dining Area



Bedroom



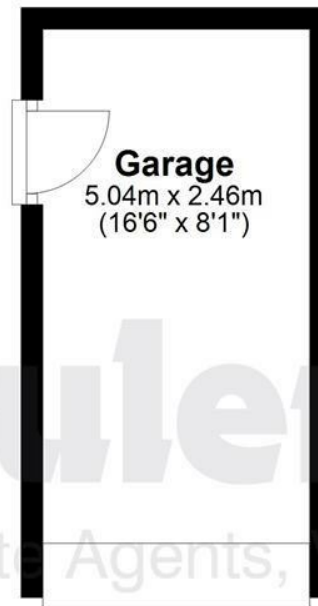
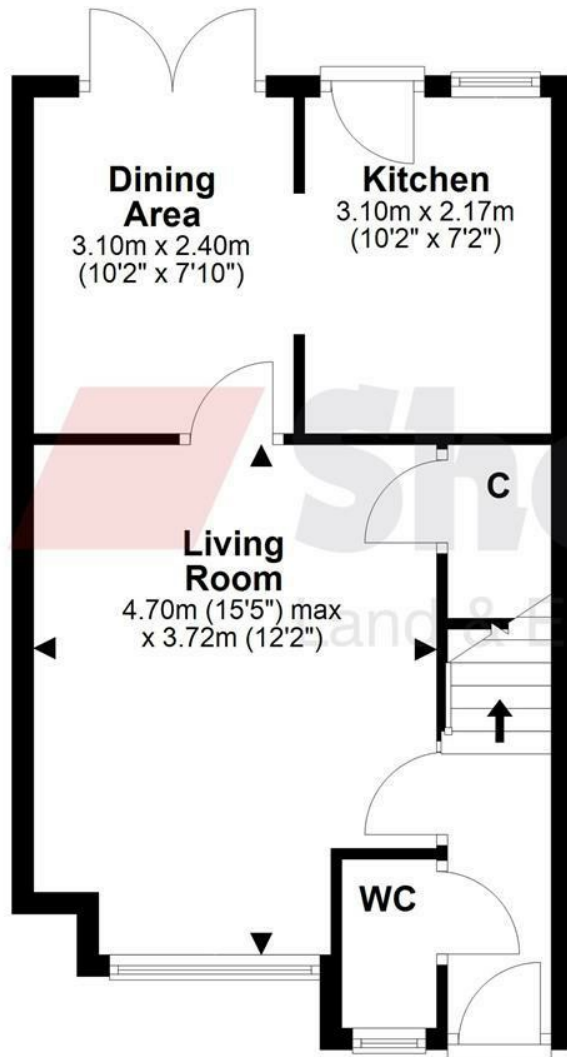
Bedroom



Bathroom

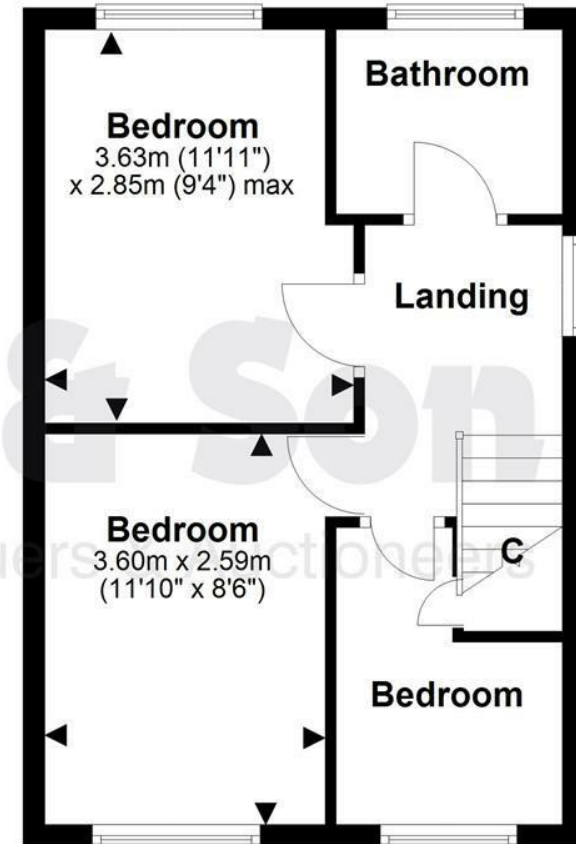
Ground Floor

Approx. 51.1 sq. metres (549.7 sq. feet)

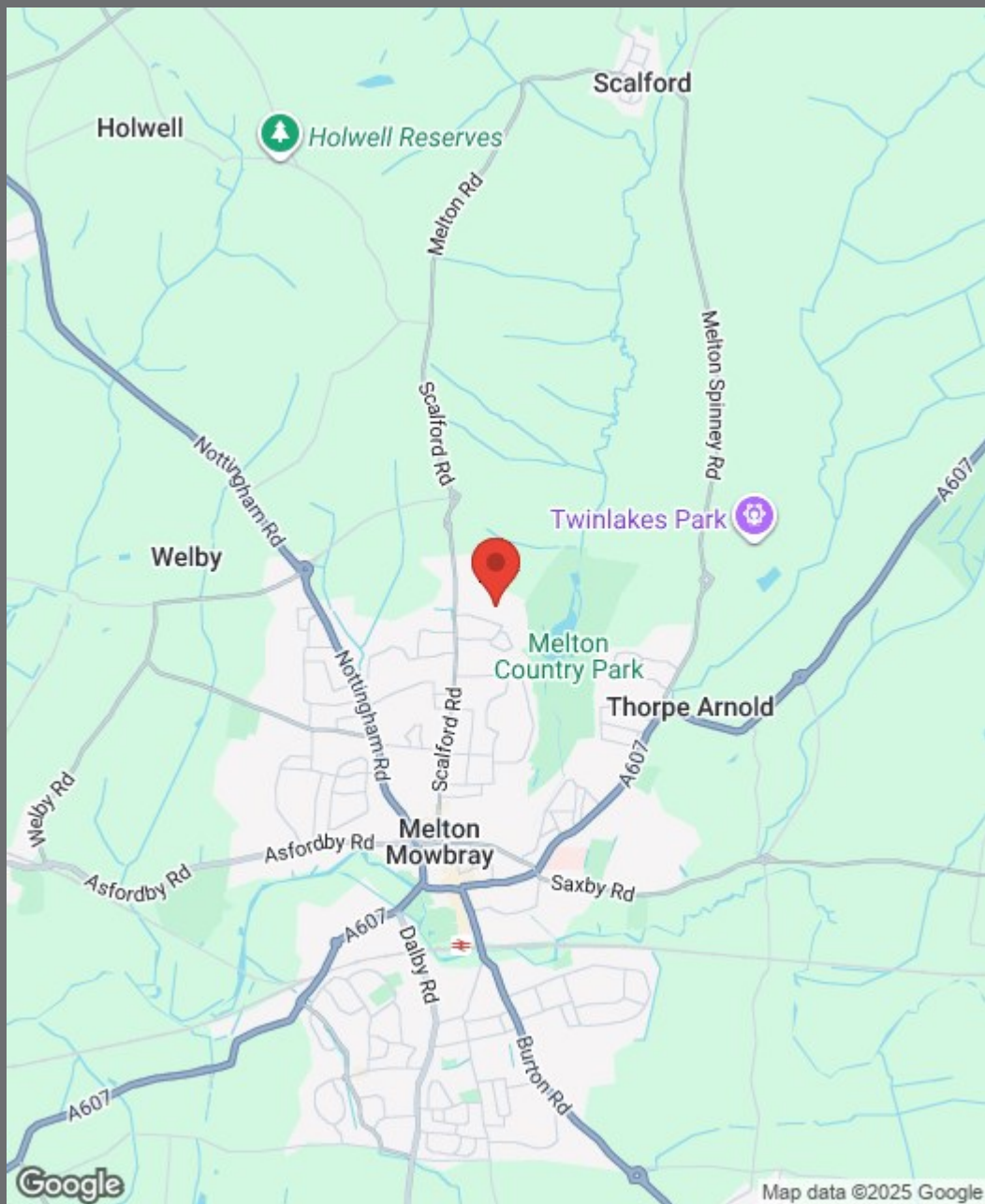


First Floor

Approx. 35.0 sq. metres (376.4 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.



Garden

- Three-bedroom detached family home
- No onward chain
- Located in a quiet cul-de-sac
- Modern, open-plan kitchen/dining area with French doors to the garden
- Spacious living room with feature fireplace
- Downstairs WC for added convenience
- Private and enclosed rear garden
- Detached single garage and off-road parking
- Well-proportioned bedrooms
- Close to local amenities and schools



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