



**Connells**

Delamare Road  
Melton Mowbray



## Property Description

Located in a desirable cul-de-sac setting on Delamare Road, this attractive detached family home offers generous and well-maintained accommodation ideal for modern family living.

Upon entering the property, a welcoming entrance hall provides access to the principal ground floor rooms and a convenient cloakroom/W.C. The main living room is positioned to the front of the property and is a bright and spacious reception room, enhanced by a bay window and feature fireplace, creating an ideal setting for relaxation.

To the rear, the home opens into a contemporary kitchen and dining space, fitted with modern units and ample work surfaces. The open-plan layout provides an excellent environment for family life and entertaining, with direct access into a charming conservatory that overlooks the rear garden and brings in an abundance of natural light.

Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room. A further double bedroom and two additional versatile bedrooms are served by the family bathroom, completing the accommodation.

Externally, the property occupies a pleasant plot with a block-paved driveway providing off-road parking and access to the integral garage. The rear garden is fully enclosed and thoughtfully landscaped, featuring a generous patio area ideal for outdoor dining, alongside a neatly maintained lawn and mature planting.

### Entrance & Hall

A smart and well-presented covered entrance, featuring a pitched canopy porch supported by a brick pillar, providing shelter and a welcoming first impression. The entrance door is set within an attractive brick façade, complemented by exterior lighting.

Inside you are greeted with a freshly decorated entrance hall finished with neutral décor and tiled flooring, providing access to the ground floor rooms. A carpeted staircase with white balustrade rises to the first floor, adding to the bright and contemporary feel.

### Cloakroom / W.C.

Fitted with a low-level W.C. and wash hand basin, with window to the side aspect.

### Living Room

A spacious and well-presented reception room positioned to the front of the property, featuring a bay window allowing plenty of natural light. The room is enhanced by wooden flooring and a modern feature fireplace, creating a comfortable and inviting space.

### Kitchen

A modern kitchen fitted with a range of contemporary wall and base units with work surfaces over. Incorporating a sink and drainer unit, cooker with extractor hood above, and space for further appliances. Window overlooking the rear garden and side access door. Open plan to the dining area.

### Dining Room

Open-plan with the kitchen, providing ample space for a family dining table and ideal for entertaining. Sliding doors lead through to the conservatory.

### Conservatory

A bright and airy addition with surrounding windows and a glass roof, offering pleasant views across the rear garden and providing additional seating or family space. Doors open directly onto the patio.

### First Floor Landing:

A stylish and freshly decorated first floor landing, finished with neutral décor and fitted carpeting, creating a bright and welcoming space. The landing features an attractive balustrade overlooking the staircase, along with a statement feature wall with brick-effect detailing adding character. Doors lead to all bedrooms and the family bathroom, while a built-in storage cupboard provides practical storage. A front-facing window allows for natural light, enhancing the airy feel of the space.

### Bedroom One

A spacious and well-presented master bedroom featuring a large window to the front aspect, allowing for plenty of natural light. The room offers generous proportions with space for a double bed and bedside furnishings, complemented by fitted wardrobes providing ample storage. Finished in neutral tones with soft carpeting, this comfortable and inviting room also benefits from direct access to the en-suite shower room.

### En-Suite

modern en-suite fitted with a tiled shower cubicle with glass enclosure and wall-mounted shower. The suite also comprises a low-level W.C. and inset wash hand basin set within a vanity unit, providing useful storage, complemented by additional fitted cabinetry and work surface space. Finished with tiled flooring and walls for ease of maintenance, the room offers a clean and contemporary feel.

### Bedroom Two

A well-proportioned double bedroom with window to the rear aspect, offering pleasant outlooks over the garden.

### Bedroom Three

A comfortable single bedroom, ideal as a child's room or home office, with window to the rear.

### Bedroom Four

A further single bedroom with window to the front aspect, offering flexibility for use as a study, nursery or dressing room.

### Family Bathroom

Fitted with a three-piece suite comprising panelled bath with shower over, wash hand basin and W.C. Window to the side aspect and finished with complementary tiling.

### Outside:

#### Front

Block-paved driveway providing off-road parking for multiple vehicles and access to the integral garage.

#### Garage

Accessible via both the driveway and internally from the kitchen, the integral garage provides excellent storage space and practicality for everyday living. The garage offers further potential for conversion or alternative use, subject to the necessary planning permissions, making it a versatile addition to the property.

#### Rear Garden

A beautifully presented and well-maintained rear garden, offering a private and enclosed outdoor space ideal for both relaxation and entertaining. The garden features a generous, low-maintenance patio area wrapping around the rear of the property, providing ample space for outdoor seating and dining.









**Total floor area 123.6 m<sup>2</sup> (1,331 sq.ft.) approx**  
 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.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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