



Connells

Owen Crescent
Melton Mowbray

Owen Crescent Melton Mowbray LE13 1TR

for sale offers in excess of
£280,000



Property Description

Situated within a popular and well-established residential area of Melton Mowbray, this detached bungalow presents a rare opportunity to acquire a single-storey home with spacious accommodation, off-road parking and a generous rear garden. Having been recently redecorated with newly fitted carpets throughout.

The accommodation is arranged around a central entrance hall and includes a bright and comfortable living room overlooking the front aspect, featuring a traditional fireplace and ample space for seating. The kitchen is fitted with a range of light-coloured units, work surfaces and space for appliances, with room for a dining table, making it ideal for everyday living. A door provides convenient access to the rear garden.

There are three bedrooms, all of which are well proportioned and benefit from natural light, offering flexibility for use as guest rooms, home office space or hobby rooms as required. The bathroom is fitted with a three-piece suite including a panelled bath with shower over, pedestal wash basin and WC.

Externally, the property sits on a pleasant plot with a lawned rear garden that enjoys a good degree of privacy, bordered by established shrubs and hedging. There is a paved patio area ideal for outdoor seating, along with a timber garden shed. To the front, the property

is attractively set back with landscaped planting and a sloping approach. A driveway provides off-road parking and leads to a single garage.

Entrance Hall

A welcoming central hallway providing access to all principal rooms. The space is carpeted and well proportioned, offering room for freestanding furniture. An access hatch leads to the loft, and doors open to the living room, kitchen, bathroom and all three bedrooms.

Living Room

A spacious and light-filled reception room positioned to the front of the property, featuring a large picture window overlooking the garden. The room benefits from neutral décor, a fitted carpet and a focal fireplace with decorative surround and hearth. Ample space is available for a full suite of living room furniture.

Kitchen/Diner

Fitted with a range of cream-coloured wall and base units with complementary work surfaces and tiled splashbacks. The kitchen includes space for a freestanding cooker, washing machine and fridge/freezer, with an integrated stainless steel sink beneath a window overlooking the rear garden. There is space for a dining table and chairs, and a door provides direct access to the garden.

Bedroom One

A generous double bedroom situated to the rear of the property, enjoying views over the garden. The room features a large window, fitted carpet and space for bedside furniture and wardrobes.

Bedroom Two

Another well-proportioned room positioned to the front of the bungalow, currently presented with carpeted flooring and neutral décor. Suitable for use as a double bedroom, guest room or hobby space.

Bedroom Three

A versatile third bedroom with rear garden views, offering comfortable accommodation for a single bed with furniture or potential use as a home office or study. Carpeted and neutrally decorated.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with electric shower attachment, pedestal wash hand basin and low-level WC. The walls are finished with light ceramic tiling, and a frosted window provides natural light and ventilation.

Garage

A detached single garage accessed via an up-and-over door, offering secure parking or additional storage. Accessed via the driveway to the side of the property.

Outside

To the front, the property is set back from the road with mature planted borders and steps leading to the entrance. The rear garden is an excellent size, predominantly laid to lawn with established shrubs, hedging and a paved patio area ideal for outdoor seating. A timber garden shed provides further storage.

Agent's Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Agent's Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'









Total floor area 92.4 m² (994 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

Connells

To view this property please contact Connells on

T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307915



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MOW307915 - 0007