



Connells

Lynton Road
Melton Mowbray



Property Description

Situated on the ever-popular Lynton Road, this attractive semi-detached home has been thoughtfully enhanced to create a versatile and comfortable family residence.

Upon entering the property, a welcoming entrance hall leads through to a generously proportioned living room, featuring a front-facing bay window that allows for plenty of natural light and a central focal point ideal for family living. To the rear, the home opens into an impressive open-plan kitchen and dining space, designed for modern living and entertaining. The kitchen is fitted with contemporary high-gloss units, wooden work surfaces, integrated appliances and a central island, while French doors seamlessly connect the indoor space to the garden beyond.

Additional ground floor accommodation includes a useful inner hallway and a versatile ancillary room, ideal as a home office, snug or playroom.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a large bay window, while the remaining bedrooms are served by a family bathroom fitted with a modern white suite and shower over bath.

Externally, the home continues to impress. The landscaped rear garden has been designed for low maintenance and year-round enjoyment, featuring a paved patio, artificial lawn, raised planting beds and a timber pergola area, perfect for outdoor dining. A converted garage sits towards the rear of the plot and is accessed via a long block-paved driveway.

Entrance Porch & Hallway

The property is accessed via a practical entrance porch, providing a useful buffer from outside and an ideal space for coats and footwear. An internal door then opens into a welcoming hallway providing access to the main living accommodation and staircase rising to the first floor. Finished in neutral tones with space for coats and footwear, setting the tone for the rest of the home.

Living Room

A spacious and well-presented living room positioned at the front of the property, featuring a large bay window that allows natural light to flood the room. The layout comfortably accommodates seating furniture, with a central focal point ideal for family living and entertaining.

Kitchen/Dining Room

An impressive open-plan kitchen and dining area forming the hub of the home. The kitchen is fitted with a range of modern high-gloss wall and base units with contrasting worktops, integrated appliances and a central island providing additional storage and breakfast seating. The dining area offers ample space for a family table and enjoys direct access to the rear garden via French doors, creating an excellent indoor-outdoor flow.

First Floor Landing:

Providing access to all first floor rooms and loft access point. The landing is light and well-maintained, continuing the neutral décor found throughout the home.

Bedroom One

A generous principal bedroom located at the front of the property, featuring a bay window and fitted wardrobes. Offering ample space for a double bed and additional furniture, this room provides a comfortable and relaxing retreat.

Bedroom Two

A well-proportioned second double bedroom overlooking the rear garden, with space for bedroom furniture and plenty of natural light.

Bedroom Three

A good-sized third bedroom, ideal as a child's room, guest bedroom or home office, positioned to the front of the property.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Finished with contemporary tiling and complementary fittings.

Outside:

Rear Garden

A beautifully landscaped and low-maintenance rear garden, designed for both relaxation and entertaining. Featuring a paved patio area, artificial lawn, raised planting beds and a timber pergola providing an excellent outdoor seating space

Garage

A detached garage located towards the rear of the plot, converted into a usable room with natural light, offering flexible usage while retaining a secure storage area to the rear.

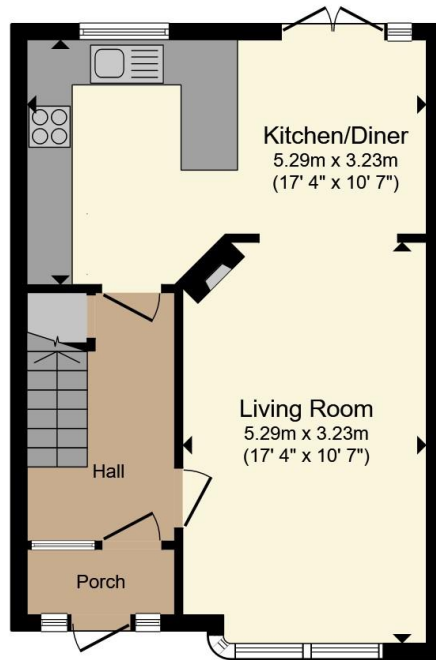
Driveway

A long block-paved driveway providing off-road parking for multiple vehicles and access to the garage.

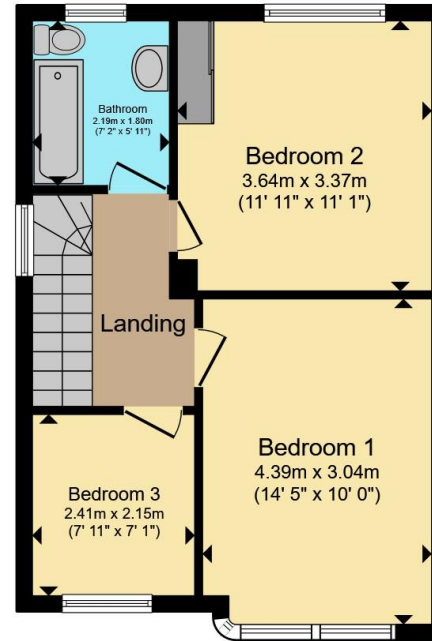




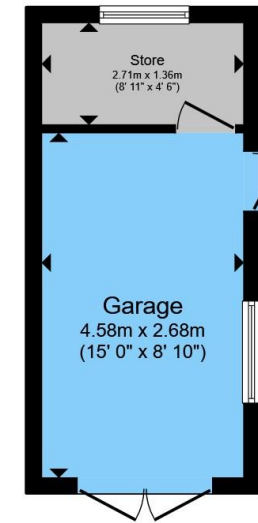




Ground Floor



First Floor



Outbuilding

Total floor area 98.9 m² (1,065 sq.ft.) approx

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Connells

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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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