



Connells

Kennet Way
Melton Mowbray



Property Description

Situated in a desirable residential location close to local schools, amenities, and transport links, Kennet Way presents an excellent opportunity for families seeking space, practicality, and the potential to personalise.

This generously proportioned family home begins with an entrance hall that leads into a bright, generously sized living room featuring a large front-facing window and a fireplace focal point. The living room flows seamlessly into the dining area, creating an open-plan layout ideal for everyday family living and entertaining. From here, double doors open into the conservatory, providing additional flexible space and direct access to the garden.

The kitchen is well laid out with ample cabinetry, generous countertop areas, and space for appliances, benefiting from a large window that floods the room with natural light. Completing the ground floor is a spacious double bedroom—an excellent addition ideal for guests, teenagers, or even a home office.

Upstairs, the property offers three further bedrooms, two doubles and a good-sized single, each benefiting from large windows and pleasant views of the surrounding neighbourhood. The modern family bathroom features contemporary tiling and a stylish P-shaped bath with overhead shower.

Externally, the home boasts a substantial rear garden, offering both lawned and seating areas with plenty of room for children to play, outdoor dining, or future landscaping.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a

start price and undisclosed reserve price that can change.

Entrance Hall

A welcoming entrance hall providing access to the main living area of the home, with stairs rising to the first floor. Bright and practical in layout, it sets the tone for the well-proportioned accommodation throughout.

Living Room

A spacious and light-filled living room featuring a large front-facing window and a central fireplace creating a warm focal point. The room offers ample space for family seating and flows through to the dining area, making it ideal for both relaxing evenings and social gatherings.

Dining Room

Positioned between the living room and conservatory, the dining area offers a natural hub for family mealtimes. With room for a full-size dining table and direct access to both the kitchen and conservatory, it enhances the open, airy feel of the ground floor.

Kitchen

A well-proportioned kitchen offering plentiful wall and base units, extensive worktop space, and room for freestanding appliances. A large window provides excellent natural light and views over the garden. The layout allows for easy day-to-day use and an opportunity to reconfigure or modernise to suit personal style.

Conservatory

A bright and versatile conservatory overlooking the rear garden, perfect as a second sitting area, playroom, or garden-view retreat. French doors open directly onto the patio, seamlessly blending indoor and outdoor living.

Ground Floor Bedroom

A sizeable and flexible ground-floor double bedroom with front-facing window. This versatile space works perfectly as a guest bedroom, home office, or ground-floor suite for multi-generational living.

First Floor:

Bedroom Two

A well-proportioned principal bedroom with room for a range of bedroom furniture. The large window offers pleasant views and good natural light, making this a comfortable and serene space.

Bedroom Three

Another generous double bedroom with garden views. This room provides plenty of space for a double bed and storage, making it ideal for a growing family.

Bedroom Four

A bright single bedroom positioned at the front of the house, ideal as a child's room, study, or nursery. Compact yet practical, it makes excellent use of space.

Family Bathroom

A modern, fully tiled family bathroom designed with style and functionality in mind. Featuring a P-shaped bath with overhead shower, contemporary fixtures, vanity basin, WC, and chrome heated towel rail. Neutral tiling creates a clean and relaxing feel.

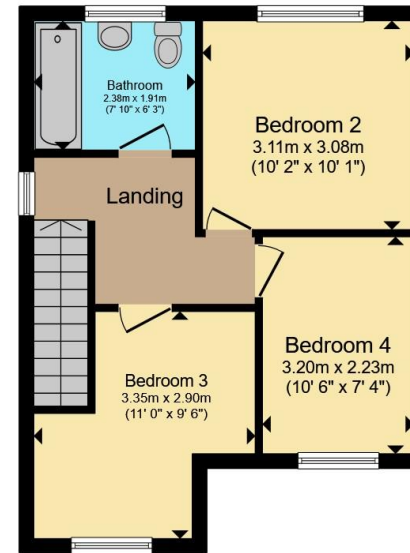
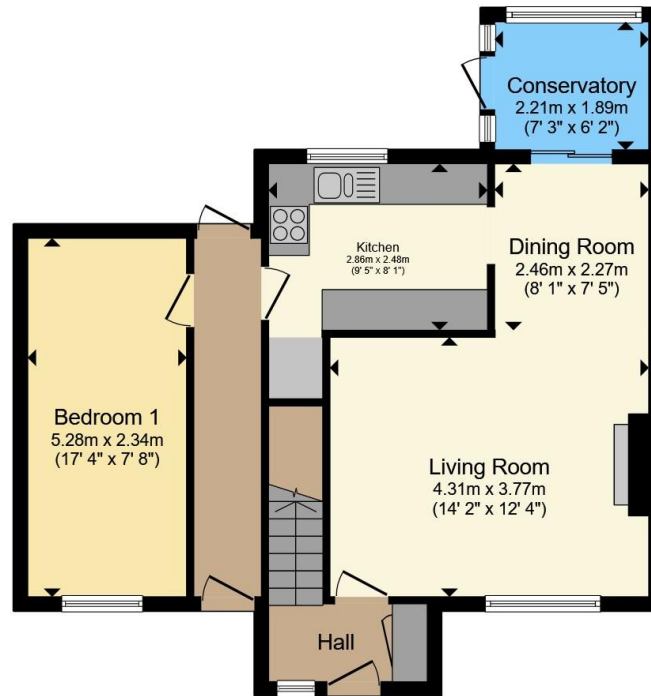
Exterior / Garden

The property enjoys a substantial rear garden with both lawned and patio areas, offering ample space for outdoor dining, play, and gardening. The garden feels private and open, with plenty of potential for landscaping. To the front, a private driveway provides convenient off-road parking.









Ground Floor

First Floor

Total floor area 100.6 m² (1,083 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



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EPC Rating: C Council Tax Band: B

Tenure: Freehold

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