



Connells

Edendale Road
Melton Mowbray



Property Description

Situated in a popular residential area of Melton Mowbray, this end-of-terrace family home offers well-proportioned accommodation with driveway parking and a garage. The property opens into an entrance hallway with access to a ground floor WC and a front-facing living room. To the rear is a spacious kitchen/diner, fitted with a range of units and providing space for dining, with French doors opening onto the enclosed rear garden.

Upstairs, the first floor comprises three bedrooms, including two good-sized doubles and a further single bedroom, alongside a family bathroom fitted with a white suite. Outside, the rear garden is enclosed and laid mainly to lawn with paved seating areas, while the driveway provides off-road parking and access to the single garage.

The property offers a practical layout ideal for families, first-time buyers or investors, conveniently located close to local amenities, schools and transport links.

Entrance Hall

A welcoming entrance hall providing access to the living room, kitchen/diner and ground floor WC, with stairs rising to the first floor. Finished with wood-effect flooring and offering space for coats and shoes.

Wc

Conveniently accessed from the hallway, fitted with a low-level WC and a small front-facing window providing natural light and ventilation.

Living Room

Positioned to the front of the property, this comfortable living room features a large window allowing plenty of natural light. The room offers ample space for sofas and freestanding furniture, creating a cosy yet practical living area.

Kitchen/Dining Room

A spacious and sociable kitchen/diner fitted with a range of wall and base units, complementary work surfaces and tiled splashbacks. There is space and plumbing for appliances, along with a designated dining area ideal for everyday family use. French doors open directly onto the rear garden, enhancing the sense of space and light.

First Floor Landing:

A central landing providing access to all first-floor rooms, the airing cupboard and loft access.

Bedroom One

A generous double bedroom located to the

front of the property. The room offers ample floor space for bedroom furniture and benefits from a large window providing good natural light.

Bedroom Two

A well-proportioned double bedroom positioned to the rear, overlooking the garden. Ideal as a second double bedroom or guest room.

Bedroom Three

A good-sized third bedroom suitable for a child's room, nursery or home office.

Family Bathroom

Fitted with a white suite comprising a panelled bath with shower over, wash hand basin and low-level WC. The room is finished with tiled walls and flooring and benefits from a rear facing window for natural ventilation.

Outside:

Front

A driveway provides off-road parking and leads to the garage, bordered by a small lawned area.

Garage

The single garage offers secure parking or useful storage space and is accessed via the driveway, with an internal door leading into the property.

Rear Garden

An enclosed rear garden featuring paved seating areas, steps and a lawn, offering a practical and private outdoor space ideal for families and entertaining.

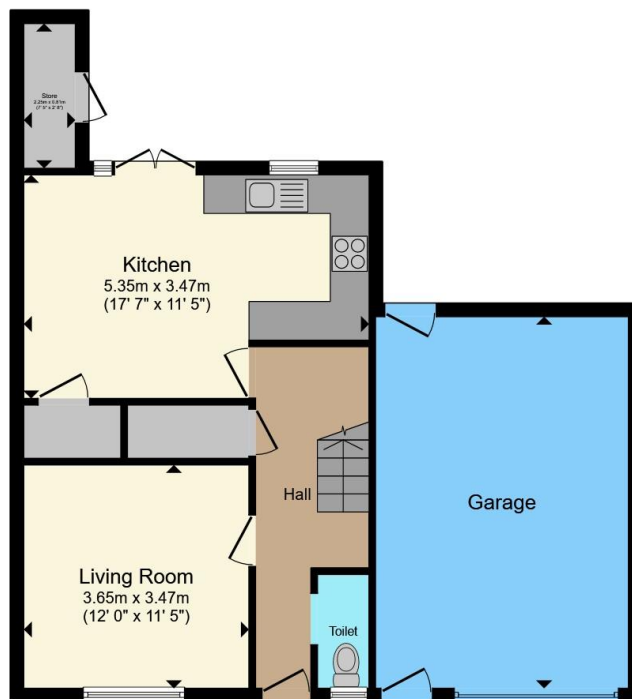
Agent's Note

'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.'

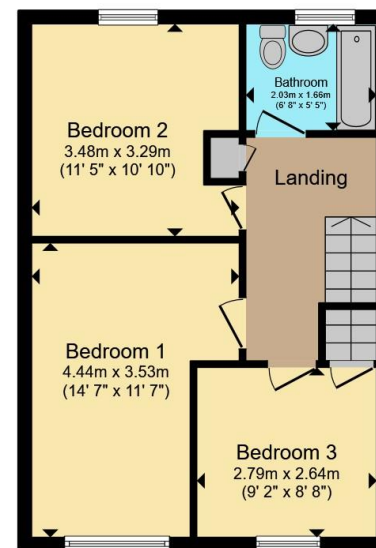








Ground Floor



First Floor

Total floor area 110.4 m² (1,188 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

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10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307902



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