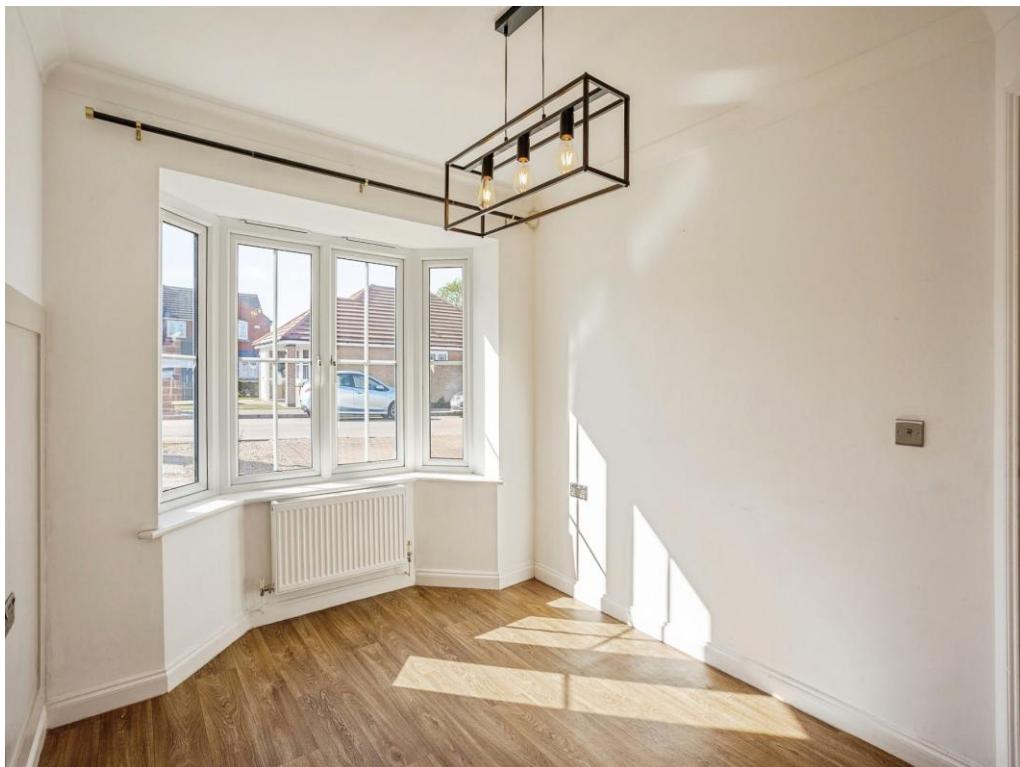




**Connells**

Richmond Drive  
Melton Mowbray



## Property Description

Nestled in a peaceful cul-de-sac, this immaculately maintained four-bedroom detached property offers generous living space, modern finishes, and a superb location close to local schools and amenities. Ideal for families or professionals seeking flexible living and working space, this home combines comfort, practicality, and style.

**Ground Floor:** Step into a welcoming entrance hall with oak internal doors and wood flooring throughout. The spacious lounge at the rear features patio doors opening onto the garden, creating a light-filled and relaxing space. A separate dining room with a bay window offers the perfect setting for entertaining. The kitchen is fitted with quartz worktops, integrated appliances, and leads to a practical utility room with side access. A downstairs cloakroom and integral garage complete the ground floor.

**First Floor:** Upstairs, the master bedroom includes built-in wardrobes and a modern en-suite shower room. Three further double bedrooms provide ample space for family or guests, all served by a stylish family bathroom. The landing offers loft access and a built-in airing cupboard.

**Outside:** To the front, a block-paved driveway provides off-road parking and access to the garage. The rear garden is thoughtfully landscaped with a lawn, patio, and a decked pergola seating area – perfect for enjoying sunny days. A standout feature is the insulated garden room with power and

heating, ideal as a home office, studio, or additional living space.

## Interior Ground Floor

### Entrance Hall

Welcoming entrance hall with stairs rising to the first floor, a radiator, and a double-glazed window to the front providing natural light.

### Living Room

11' 8" x 14' 4" Maximum ( 3.56m x 4.37m Maximum )

This living room features laminate flooring, double-glazed sliding doors to the rear garden, radiator, and TV aerial point.

### Dining Room

10' 4" Plus Bay x 8' 5" ( 3.15m Plus Bay x 2.57m )

Featuring a walk-in double-glazed bay window to the front, laminate flooring, and a radiator—ideal for formal dining or entertaining.

### Kitchen

9' 1" x 9' 6" ( 2.77m x 2.90m )

Modern kitchen with double-glazed window to the rear, tiled flooring, under-mount sink, induction hob with extractor fan, electric oven, integrated dishwasher, fridge and freezer, radiator, and access through to the utility room.

### Utility Room

5' 10" x 5' 10" ( 1.78m x 1.78m )

Practical utility space with tiled flooring, radiator, wall-mounted boiler, plumbing for washing machine and space for a dryer. Double-glazed door provides access to the side of the house and rear garden.

### Downstairs W/C

Comprising a low flush W/C and wash hand basin, with tiled flooring and a radiator.

### First Floor

#### Landing

Carpeted landing area with access to all first-floor rooms, featuring an airing cupboard housing the water tank.

### Bedroom One

11' 10" Front of Robes x 10' 5" ( 3.61m Front of Robes x 3.17m )

Carpeted double bedroom with double-glazed window to the front, radiator, TV aerial point, built-in wardrobes, and access to the en-suite shower room.

### En-Suite

Comprising a shower cubicle, low flush W/C, wash hand basin, vinyl flooring, radiator, extractor fan, and a double-glazed window to the side.

### Bedroom Two

10' 9" x 8' 10" ( 3.28m x 2.69m )

Double-glazed window to the rear, laminate flooring, and radiator.

### Bedroom Three

10' 9" x 8' 3" ( 3.28m x 2.51m )

Double-glazed window to the rear, laminate flooring, and radiator.

### Bedroom Four

8' 4" x 9' 10" ( 2.54m x 3.00m )

Double-glazed window to the front, carpet under-foot, and radiator.

### Bathroom

Fitted with a panel bath and shower over, low flush W/C, wash hand basin, lino flooring, radiator, extractor fan, and a double-glazed window to the rear.

### Exterior

#### Rear Garden

Rear garden featuring an outside tap, pergola seating area, external power point, plastic storage shed, and gated access to the front of the property.

### Outbuilding

13' 1" x 7' 6" ( 3.99m x 2.29m )

Versatile outbuilding with laminate flooring, power and lighting, and double-glazed French doors to the garden – ideal as a home office or additional living space.

### Garage

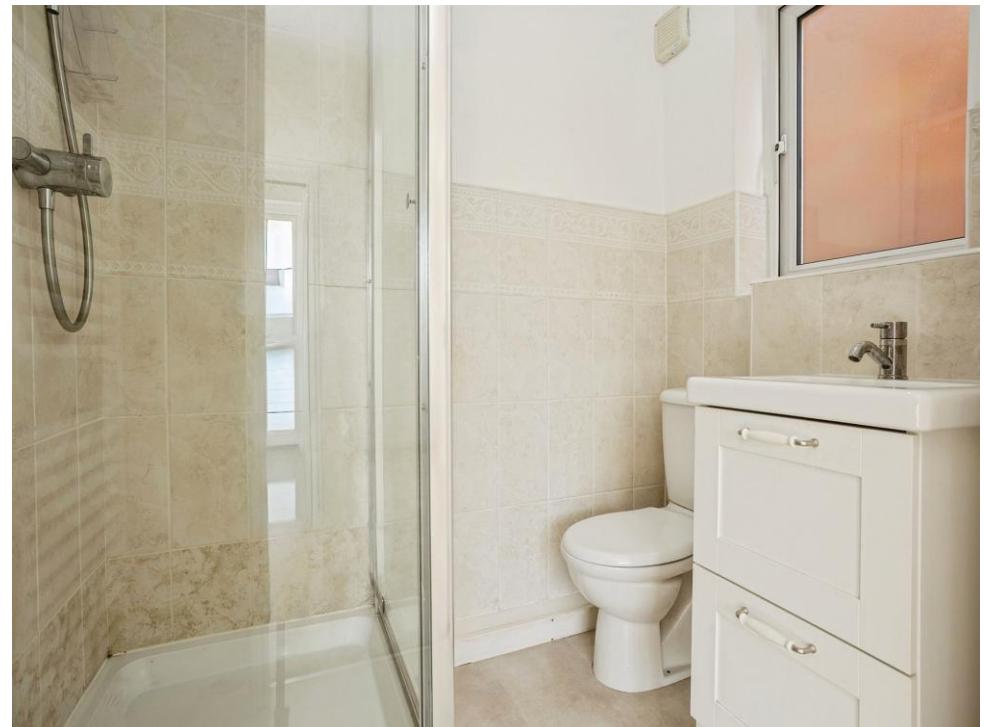
16' 6" x 7' 5" ( 5.03m x 2.26m )

With an up and over door and electric throughout.

### Parking

With off-road parking for multiple vehicles.





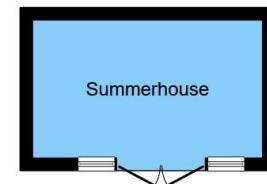




**Ground Floor**



**First Floor**



**Outbuilding**

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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01664 560 241**  
**E [meltonmowbray@connells.co.uk](mailto:meltonmowbray@connells.co.uk)**

10A High Street  
MELTON MOWBRAY LE13 0TR

EPC Rating: C    Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/MOW307551](http://connells.co.uk/Property/MOW307551)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MOW307551 - 0006