



65 Winster Crescent, Melton Mowbray, LE13 0EH

£214,950

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

65 Winstor Crescent Melton Mowbray LE13 0EH

A beautifully presented and extended three-bedroom semi-detached family home, Winstor Crescent offers the perfect blend of comfortable living spaces, thoughtful modern updates, and a fantastic location on the popular south side of Melton Mowbray. With a sociable open-plan flow between the living room and dining area, a valuable utility room addition, and a low-maintenance rear garden, this property is ideally configured for a growing family or a savvy first-time buyer looking for a home that is genuinely ready to move into. Enjoying the convenience of great local schools, amenities, and easy access to the train station, this is a welcoming opportunity not to be missed.





Description

Stepping through the front door, you are greeted by a hallway with practical wood-effect flooring, leading directly into the Living Room. This bright and inviting reception room provides a cosy focal point with a feature fireplace and flows seamlessly through an attractive archway into the dedicated Dining Area. The dining space offers ample room for a family table and provides access to practical under-stairs storage.

The well-appointed Kitchen boasts a range of attractive light-wood-effect units, contrasting dark work surfaces, and views over the rear garden. A particularly valuable addition to the ground floor is the spacious Utility Room, providing crucial extra storage and separate space for white goods, with dual access doors leading to the rear garden and the garage/storage area.

Ascending to the First Floor, the landing provides access to the three bedrooms and the contemporary Shower Room. The Main Bedroom is a generous double room overlooking the front, complete with useful built-in over-stairs storage. The two further bedrooms are well-proportioned, offering flexibility for children, guests, or a home office setup. The modern Shower Room features a sleek walk-in shower cubicle, white suite, and is fully tiled, ensuring a clean and contemporary feel.

To the front of the property, a paved and gravel driveway provides ample Off-Road Parking for multiple vehicles, leading to the Garage, which is ideal for storage or as a workshop space. The rear of the property features a delightful, low-maintenance garden which is majority paved and gravelled. This courtyard-style space is fully enclosed and offers a tranquil, private spot perfect for outdoor dining and relaxing.

An ideal family home in a sought-after Melton location – early viewing is highly recommended!





Bedroom



Bedroom



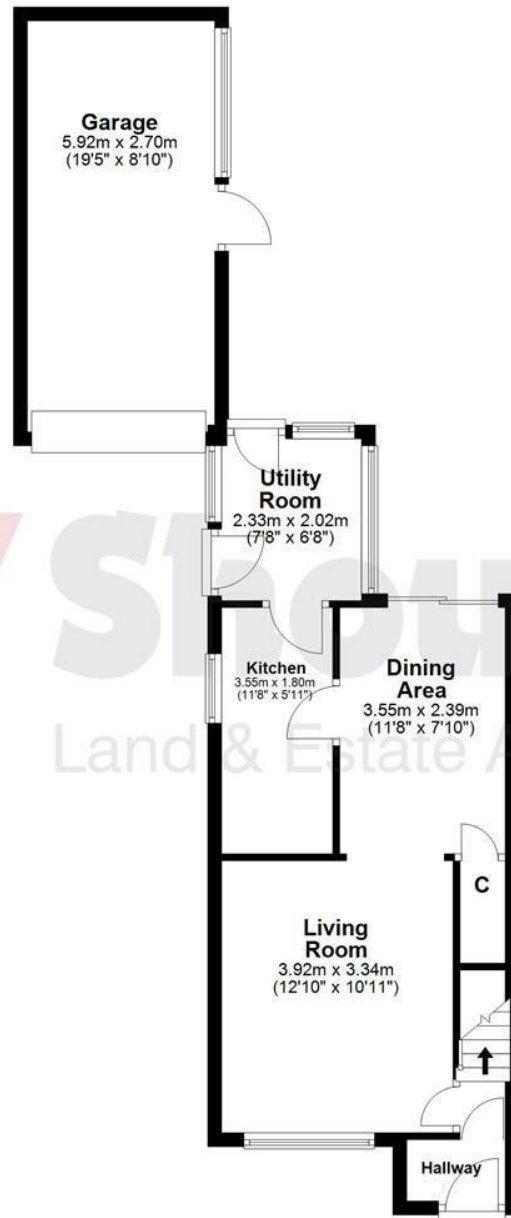
Bathroom



Utility

Ground Floor

Approx. 53.3 sq. metres (573.6 sq. feet)

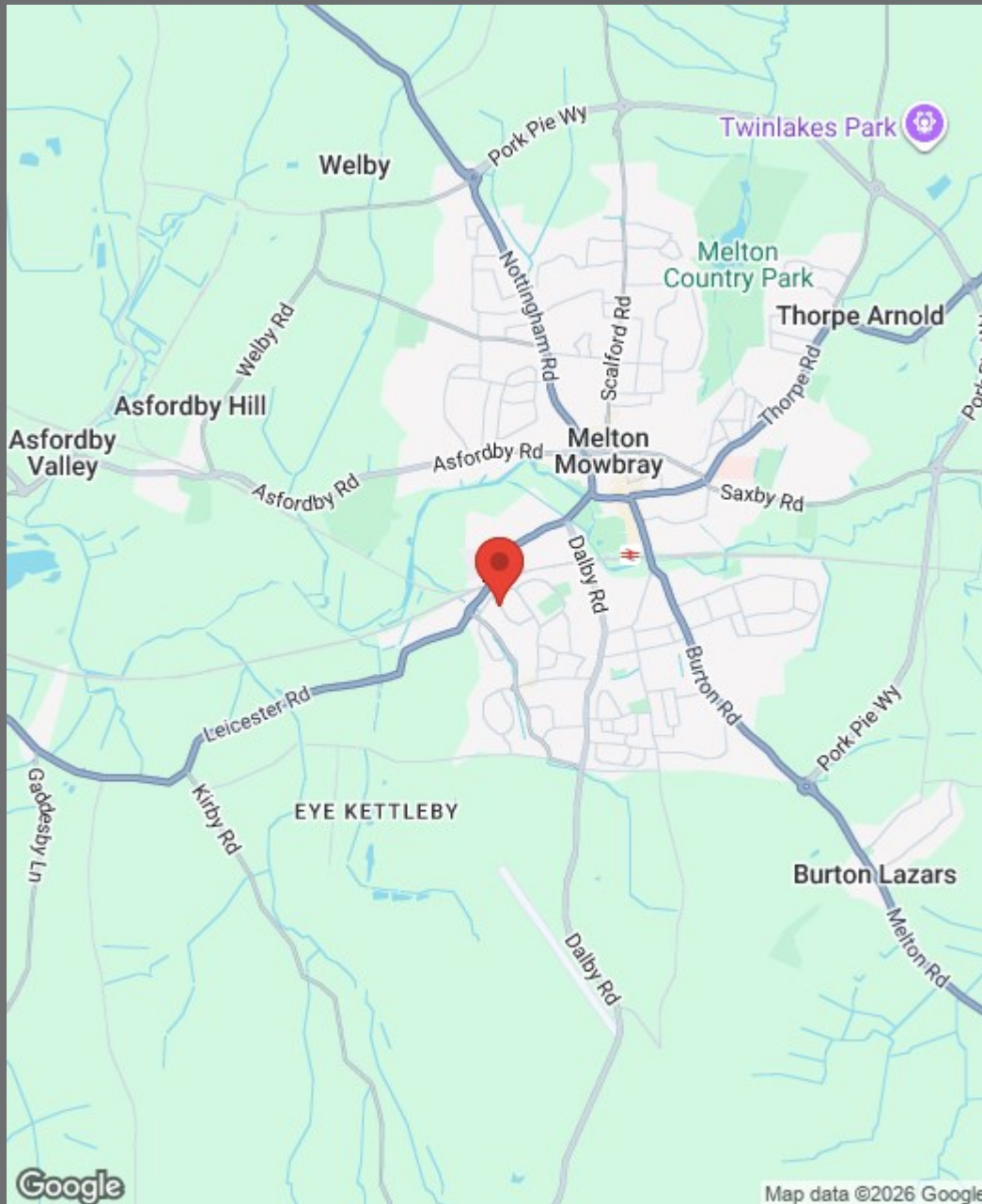


First Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



Garden

- Three Bedroom Semi-Detached family home in a highly desirable location.
- Ready-To-Move-Into condition with a modern, neutral décor throughout
- Open-Plan Living/Dining area creating a sociable and versatile ground floor
- Valuable Utility Room providing essential additional storage and laundry space
- Contemporary Shower Room with a sleek white suite and modern tiling
- Ample Off-Road Parking on the paved and gravel driveway for multiple cars
- Garage/Storage offers excellent practical storage or workshop potential
- Low-Maintenance Rear Garden – fully enclosed, paved, and gravelled for easy care
- Highly Convenient Location for local schools (Long Field Academy) and amenities

Strong Investment on the well-regarded south side of Melton Mowbray



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