

Connells

Waltham Rise
MELTON MOWBRAY

Waltham Rise
MELTON MOWBRAY LE13 1EJ

for sale
£350,000







Property Description

Set on the well-regarded Waltham Rise in Melton Mowbray, this attractive four-bedroom home delivers balanced, family-friendly space across two floors, complemented by driveway parking, a single garage, and an enclosed rear garden. The property boasts a large 20' kitchen, two reception areas, and a practical layout with downstairs WC and en-suite to the main bedroom.

A welcoming entrance hall provides access to the principal rooms and the ground-floor WC. To the front, the living room offers excellent proportions for family lounging and entertaining. The heart of the home is the expansive kitchen, providing ample space for cooking and casual dining, with doors leading out to the rear garden for easy indoor-outdoor living. Completing the ground floor is a versatile additional dining room/snug, ideal as a formal dining space, playroom, or home office as needs change.

The first-floor landing leads to four bedrooms and the family bathroom. The master bedroom benefits from its own en-suite, providing a private retreat. Bedroom 2 is another excellent double, while Bedroom 3 and Bedroom 4 offer further flexibility for children's rooms, a guest space, or a dedicated study.

Externally to the front, a driveway offers off-road parking and access to the single garage. The enclosed rear garden provides a safe and manageable outdoor area for relaxing, entertaining, or family play.

Hallway

Welcoming entrance with neutral décor and recessed downlights. Carpeted steps ascend to the first floor; doors lead to the living room, kitchen and ground-floor WC. Modern column radiator and brushed chrome sockets/switches add a contemporary feel.

W/C

Ground-floor cloakroom with modern tiling, concealed-cistern WC and corner basin—accessed from the hall.

Living Room

A bright, generous reception featuring a wide front bay window with blinds, herringbone luxury vinyl flooring, and multiple recessed spotlights. Twin anthracite column radiators and sleek media points create a clean, modern space ideal for family living. Door to kitchen/dining.

Kitchen

Stylish, open-plan kitchen finished in gloss grey cabinetry with Quartz-style worktops, breakfast island with induction hob, and a ceiling-mounted extractor. Inset sink, metro-style splashbacks and under-cabinet/plinth accent lighting provide a high-end look. A picture window and sliding patio doors open to the rear garden for effortless indoor–outdoor entertaining. Continuation of herringbone LVT and modern column radiator.

Dining Room/Snug

Versatile second reception adjoining the kitchen, perfect as a formal dining space, playroom or home office. Matching contemporary finishes and window aspect to the rear.

First Floor Landing

Carpeted landing with recessed downlighting; doors to all bedrooms and the family bathroom.

Bedroom One

Well-proportioned double with rear aspect window, neutral carpet and modern column radiator.

En-Suite

Contemporary tiling, WC, basin and shower enclosure (visible modern fixtures), finished to a sleek hotel-style standard.

Bedroom Two

Spacious double bedroom with front aspect window, recessed spotlights, neutral carpet and anthracite radiator.

Bedroom Three

Good-size third bedroom with rear aspect, carpeted flooring and modern radiator—ideal as a child’s room, guest room or study.

Bedroom Four

Single bedroom with front aspect, neutral décor and modern radiator—perfect for a nursery or home office.

Family Bathroom

Stylishly finished with large-format marble-effect tiles, panelled bath with over-bath shower and glass screen, contemporary sanitaryware and chrome fittings.

Garage

Single detached garage with up-and-over door, side access and power points visible—useful storage or workshop space (buyers to verify services).

Outside

Attractive frontage with block-paved driveway providing off-road parking. Low-maintenance planter borders and twin glazed entrance doors. Side drive leads to the detached garage.

To the rear is an enclosed garden with lawn, paved patio and raised stone-edged bed. Fencing to boundaries and pathway to the garage/outbuildings—great potential for landscaping.

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.'







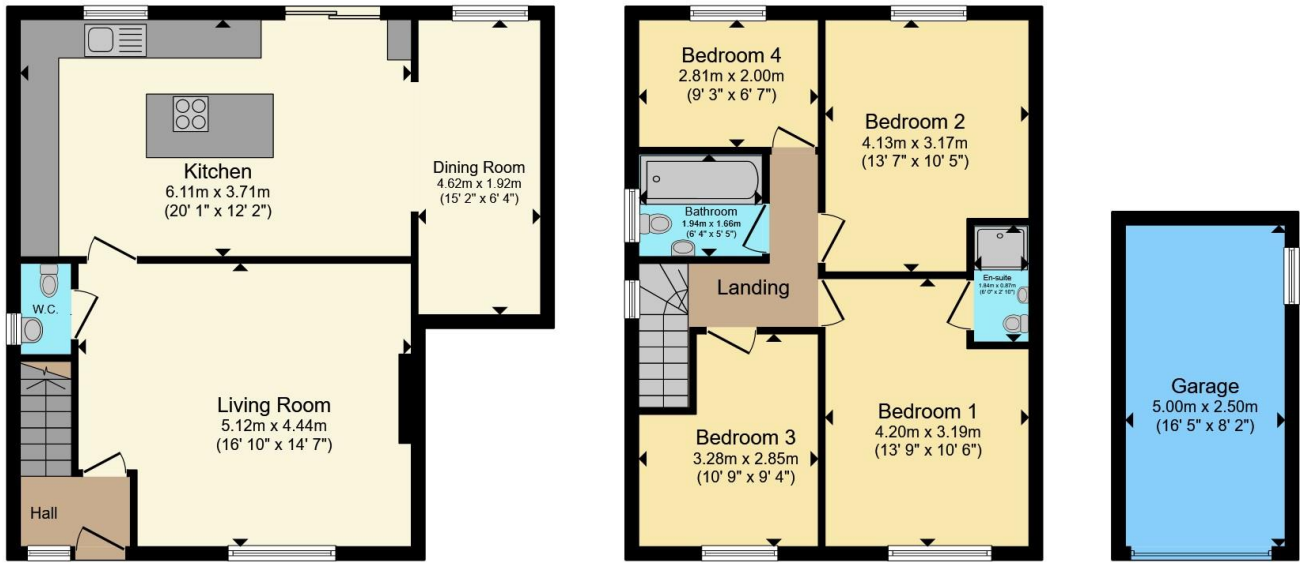












Total floor area 122.7 m² (1,320 sq.ft.) approx

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10A High Street
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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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