



Connells

Irwell Close
Melton Mowbray

Irwell Close Melton Mowbray LE13 0EL

for sale
£200,000



Property Description

Situated within a well-established residential area, Irwell Close is a neat and well-maintained semi-detached home offering comfortable and practical accommodation arranged over two floors.

The property is entered via a small entrance hall leading directly into a generous living room, positioned at the front of the house and enjoying plenty of natural light through a wide picture window overlooking the adjoining green. The living room provides ample space for both seating and dining arrangements and benefits from a central staircase rising to the first floor.

To the rear of the property is a fitted kitchen, thoughtfully arranged with a range of modern wall and base units, complementary work surfaces, tiled splashbacks and integrated cooking appliances. A useful breakfast bar provides casual dining space, while French doors open directly onto the rear garden, creating an excellent connection between indoor and outdoor living.

The first floor comprises two bedrooms and a family bathroom. The main bedroom is a comfortable double and includes built-in storage, while the second bedroom offers a versatile space suitable for a guest room, home office or nursery. The bathroom is fitted with a white suite including a panelled bath with shower over, wash hand basin and WC,

with an obscured window allowing for natural light and ventilation.

Externally, the property enjoys attractive front and rear gardens with a single garage located to the rear with a driveway.

Entrance Hall

A welcoming and compact entrance hall providing access to the living room and staircase rising to the first floor. Finished in neutral tones and offering space for coats and footwear.

Living Room

A generous and naturally bright reception room positioned to the front of the property, enjoying garden views. The room features soft carpeting, a large front-facing window, and an electric wall-mounted fire creating a cosy focal point. The staircase rises from the living room, creating a practical and well-connected layout. French doors open through to the kitchen/diner, creating continuity between the rooms.

Kitchen/Diner

A modern fitted kitchen located to the rear of the property and overlooking the garden. The kitchen is equipped with a range of contemporary wall and base units, complementary work surfaces, tiled splashbacks, and integrated cooking

appliances. A useful breakfast bar provides casual dining space, while French doors open directly onto the rear garden, ideal for indoor-outdoor living.

First Floor Landing:

The first-floor landing offers access to both bedrooms and the bathroom, with a window providing natural light to the space.

Bedroom One

A comfortable double bedroom positioned to the front of the property, enjoying pleasant outlooks over the surrounding area. The room benefits from built-in cupboards, providing excellent storage, along with neutral décor and soft carpeting.

Bedroom Two

A well-proportioned second bedroom positioned to the rear of the property, suitable for a guest bedroom, home office or nursery. This room also features built-in cupboards, offering additional storage, and enjoys views over the rear garden.

Bathroom

Fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and WC. The bathroom is finished with tiled splash areas and benefits from an obscured rear-facing window allowing natural light and ventilation.

Front Garden

The property occupies an attractive position overlooking a pleasant open green, with a neatly maintained frontage enhancing its kerb appeal. The front garden is predominantly laid to lawn, bordered by low-level timber fencing and established planting, creating a tidy and welcoming approach. A paved pathway leads to the front entrance, while the open outlook provides a sense of space and a particularly appealing aspect rarely found in similar properties.

Rear Garden

An attractively landscaped and enclosed rear garden featuring paved patio areas, lawn sections, and well-defined borders. The garden provides a good degree of privacy and direct access to the rear-located garage.

Garage & Driveway

A single garage situated to the rear of the property, accessed via a driveway providing off-road parking. Ideal for secure vehicle storage or additional storage needs.

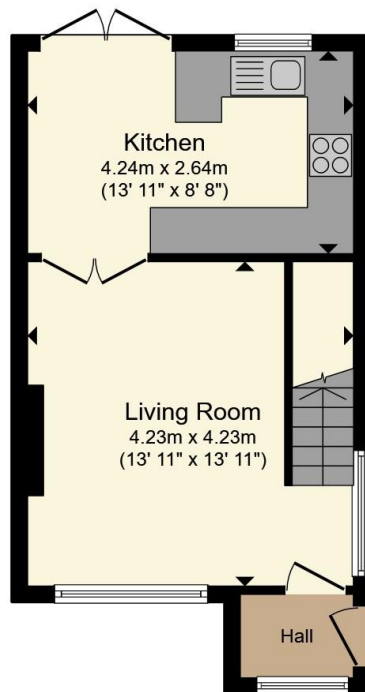
Agent's Note

'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.'

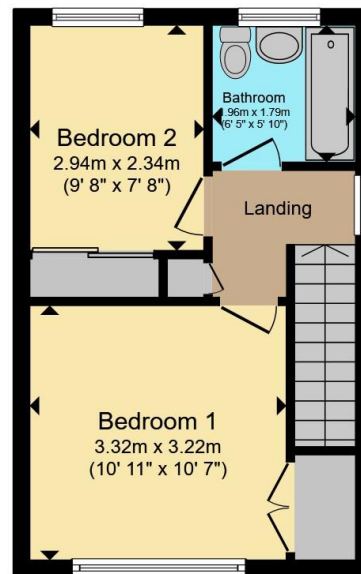




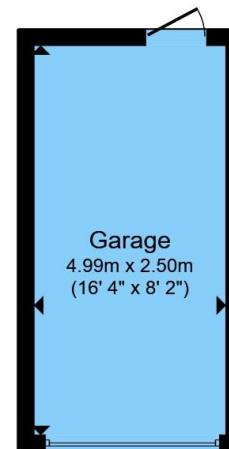




Ground Floor



First Floor



Garage

Total floor area 73.6 m² (792 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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