



**Connells**

Beaufighter Crescent  
Melton Mowbray



# Beaufighter Crescent Melton Mowbray LE13 0XH

for sale  
**£260,000**



## Property Description

This well-presented three-bedroom semi-detached home offers modern living with the benefit of allocated parking. Perfect for families or first-time buyers, the property features a thoughtfully designed layout across two floors.

On the ground floor, the entrance hall leads to a convenient downstairs WC and a spacious living room that provides a comfortable area for relaxation and entertainment. To the rear, the kitchen and dining area is ideal for family meals and social gatherings, with direct access to the garden.

Upstairs, the property offers three well-proportioned bedrooms designed to suit a variety of needs. The main bedroom is positioned at the front of the home and provides a comfortable retreat, complete with its own en-suite shower room for added convenience and privacy. The second bedroom is a generous size and ideal for a child's room, guest room, or home office. The third bedroom, while smaller, is perfect for a nursery or study space. A modern family bathroom serves bedrooms two and three, featuring a clean and contemporary design. The landing area connects all rooms seamlessly and offers a practical layout for family living.

The property also includes a private rear garden and allocated parking, and is situated close to local amenities, schools, and transport links. This home combines comfort and practicality, making it an excellent choice

for those seeking a stylish property in a convenient location.

## Ground Floor

### Entrance Hall

Entrance door to the front.

### Cloakroom

Wash hand basin, low level WC.

### Living Room

Windows to the front and side, carpet flooring, radiator, stairs to the first floor.

### Kitchen

French doors and window to the rear, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, integrated oven and hob with cooker hood, integrated appliances, under stairs storage cupboard, radiator.

## First Floor

### Landing

Storage cupboard.

### Bedroom One

Window to the front, radiator.

### Ensuite

Window to the side, walk in shower cubicle, wash hand basin, low level WC.

### Bedroom Two

Window to the rear, radiator.

### Bedroom Three

Window to the front, radiator.

### Bathroom

Window to the rear, bath with mixer tap, wash hand basin, low level WC.

## Externally

### Rear Garden

Fully enclosed with gated access through passage way to the side, decking area, laid to lawn.



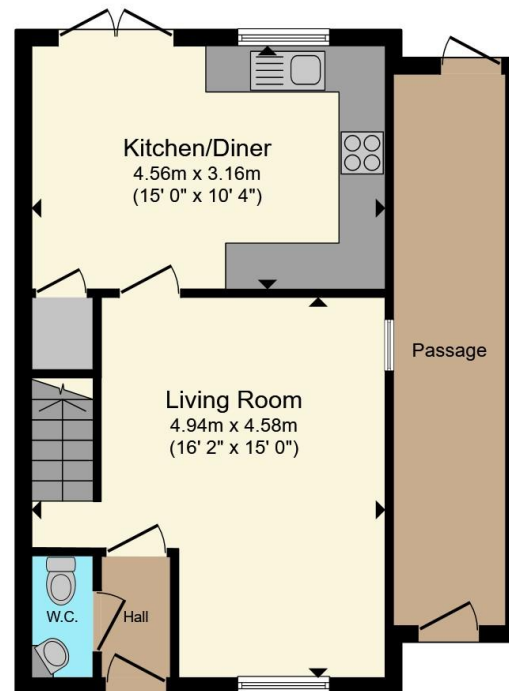




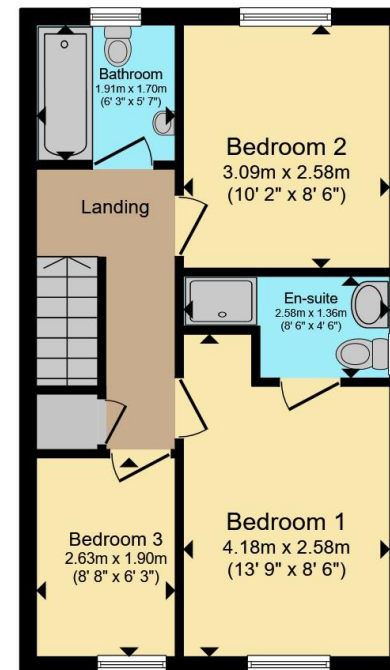








**Ground Floor**



**First Floor**

Total floor area 86.3 m<sup>2</sup> (929 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](http://www.propertybox.io)

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MELTON MOWBRAY LE13 0TR

EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

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