9 Abingdon Road, Melton Mowbray, Leicestershire, LE13 0SA
Asking price £260,000
Council Tax Band: B















A 25 ft living and dining space, a stylish garden made for entertaining, and a garage alongside the house: this three-bedroom home has plenty to offer inside and out.

The ground floor centres on an impressive open-plan reception and dining room. A bay window brings light into the sitting area, while glazed doors open from the dining space onto a generous deck. It is an easy layout for everyday living, with a natural flow into the garden when friends and family visit. A separate kitchen completes the ground floor.

Upstairs are three bedrooms and a contemporary family bathroom. The principal bedroom enjoys a bay window, while the third bedroom offers a useful option for a nursery, dressing room or home office.

Outside, the deck creates a ready-made spot for outdoor dining, with a lawn beyond. The property also benefits from a driveway and a detached garage measuring approximately 18 ft by 9 ft.

With approximately **801 sq ft of accommodation**, plus a **165 sq ft garage**, this is a home that pairs sociable living space with practical extras. Arrange a viewing to see how it could work for you.

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