



Edendale Road, Melton Mowbray

welcome to

Edendale Road, Melton Mowbray

A detached family home offering stylish and versatile living space, featuring a superb open-plan living dining kitchen, separate lounge and home office. Outside, a fantastic garden designed for entertaining is complemented by a versatile brick-built garden room and ample off-road parking.

Entrance

Entrance into hallway via the porch, finished with wooden style laminate flooring, featuring stairs rising to the first floor, useful understairs storage, a fitted coats cupboard, and access to the living room and kitchen.

Lounge

11' 1" x 15' 5" (3.38m x 4.70m)

The main reception room offers a double-glazed bay window to the front, central living flame gas fire with decorative fireplace and oak door to the home office.

Home Office

8' 7" x 9' 8" (2.62m x 2.95m)

A versatile space currently utilised as a home office with sliding patio doors to the rear garden.

Kitchen

19' 11" x 9' 7" (6.07m x 2.92m)

This impressive kitchen has been thoughtfully designed for modern family living. The kitchen is fitted with an extensive range of wall and base units complemented by laminate work surfaces, an integrated sink, eye-level double oven and grill, four-burner gas hob with extractor, and integrated dishwasher. There is additional space for a fridge freezer and a breakfast peninsula providing informal seating. The kitchen flows seamlessly into a generous dining and living area.

Living/Dining Room

10' 9" x 16' 4" (3.28m x 4.98m)

The living dining room offers oak flooring, access to the ground floor wc, double glazed window to the front and French doors out to the rear.

Wc

Conveniently located off the kitchen, this room is fitted with a wash hand basin and WC, with a continuation of the tiled flooring and a window providing natural ventilation.

Bedroom One

9' 10" x 12' 5" (3.00m x 3.78m)

Bedroom Two

9' 7" x 11' (2.92m x 3.35m)

Bedroom Three

7' 3" x 7' 6" (2.21m x 2.29m)

Bathroom

Fitted with a three-piece suite comprising panelled bath with Mira shower over, wash hand basin and WC with tiled splashbacks to the walls and vinyl floor. There is a window to the rear and chrome towel heater.



Garden Room

15' 4" x 12' 3" (4.67m x 3.73m)

This garden room huge versatility in its potential use with uPVC windows to the front and side elevation and uPVC entrance door. Connected with power and lighting. A two-piece shower room is fitted with a low flush wc and shower cubicle.

Outside

The property has a wide frontage providing off-street parking for up to three vehicles and gated access to a pathway which leads to the front entrance door and continues with side access to the rear garden.

The rear garden is fully enclosed, and the majority is hard landscaped for ease of maintenance with a large patio and steps that lead up to a raised timbered deck, feature fishpond and an astro turf lawn. There are raised flowerbeds, outdoor tap and lighting. Access to various timber storage sheds and a brick outbuilding.



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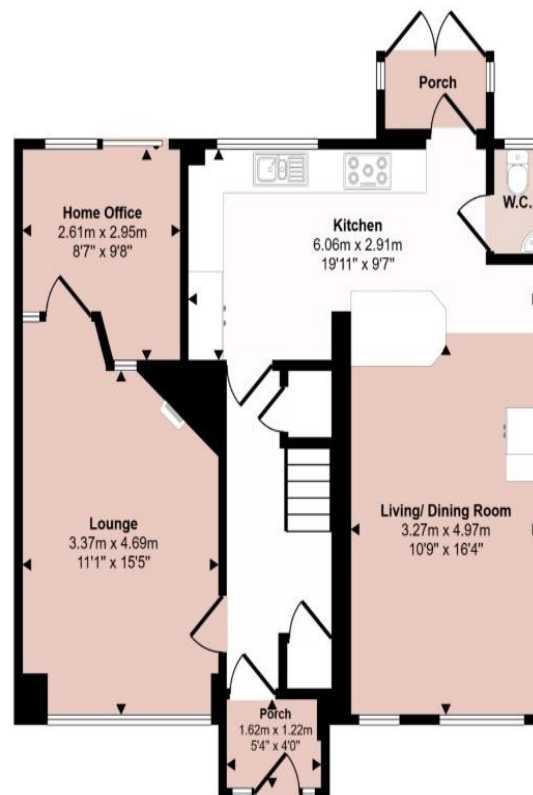
- Detached Family Home
- Stunning open-plan kitchen, dining and living area
- Separate lounge and dedicated home office
- Driveway with parking for multiple vehicles
- Detached brick-built garden room with power and ensuite

Tenure: Freehold EPC Rating: D

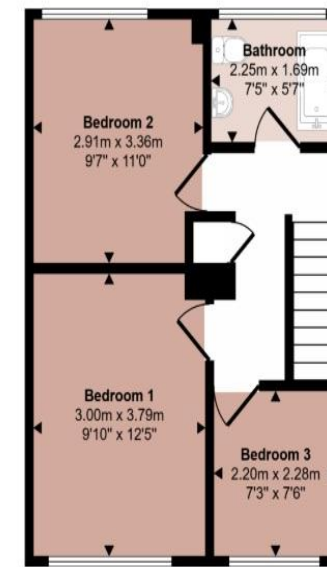
Council Tax Band: C

£279,950

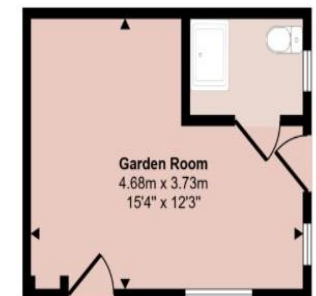
Approx Gross Internal Area
128 sq m / 1380 sq ft



Ground Floor
Approx 72 sq m / 774 sq ft



First Floor
Approx 39 sq m / 422 sq ft



Garden Room
Approx 17 sq m / 183 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Property Ref:
LBH116050 - 0004

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