



Connells

Lynton Road
Melton Mowbray



Property Description

A beautifully presented and move-in ready three-bedroom semi-detached home, offering bright and well-proportioned living accommodation throughout. Benefiting from off-road parking, a garage, and an enclosed rear garden, the property is ideally located close to local amenities, schools and offers strong commuter links to Nottingham, Leicester and Oakham.

The property is approached via a block-paved driveway leading to the front entrance and garage, with a gated side access continuing through to the rear. Internally, the porch opens into the hallway with stairs rising to the first floor. To the front, a generous bay-fronted living room provides a comfortable main reception space, with a feature fireplace adding a focal point.

To the rear, the home opens into a sociable kitchen/dining room—ideal for everyday living and entertaining—featuring fitted units, worktops and cooking facilities, with ample space for a dining table. French doors open to the rear garden, bringing in plenty of natural light and offering easy access for outdoor dining.

Upstairs, the first floor provides three bedrooms, including two doubles and a third room suitable as a nursery, home office or single bedroom. The accommodation is completed by a modern family bathroom with

a contemporary suite.

Outside, the rear garden is laid mainly to lawn with a central pathway and established borders. The garage offers additional storage/parking and complements the driveway parking at the front.

Entrance Hall

Accessed via the front entrance porch, the hallway provides a welcoming introduction to the home with stairs rising to the first floor and access to the principal ground floor rooms.

Living Room

A bright and inviting reception room featuring a large front-facing bay window, allowing for an abundance of natural light and a pleasant outlook. The space is well-proportioned, comfortably accommodating seating and media furniture, and is finished in neutral tones with carpet underfoot. A contemporary fireplace provides a central focal point, creating a cosy setting ideal for relaxing or entertaining.

Kitchen/Dining Room

A well-arranged open-plan kitchen/dining space offering both functionality and a sociable layout. The kitchen is fitted with a range of light wood-effect wall and base units, complemented by contrasting work surfaces and tiled splashbacks, incorporating a gas hob, electric oven, extractor hood, stainless steel sink and space for further appliances. A rear-facing window provides natural light and overlooks the garden.

The dining area is neatly positioned to one side, comfortably accommodating a table and chairs, making it ideal for everyday meals or casual entertaining. French doors open directly onto the rear garden, enhancing the sense of space and allowing for an easy indoor/outdoor flow. Finished with wood-effect flooring throughout, the room offers a practical yet inviting family hub.

First Floor Landing

The first-floor landing provides access to all bedrooms and the family bathroom, with a window allowing for natural light.

Bedroom One

A generous double bedroom positioned to the front of the property, benefiting from good floor space for bedroom furniture.

Bedroom Two

A further double bedroom overlooking the rear garden, offering a pleasant outlook and ample room for furnishings.

Bedroom Three

A versatile third bedroom, ideal for use as a single bedroom, nursery or home office.

Bathroom

A stylish and newly refurbished family bathroom fitted with contemporary wall tiling, creating a fresh and modern feel throughout. The suite comprises a panelled bath, pedestal wash hand basin and low-level WC, complemented by a separate shower cubicle ideal for busy mornings. A frosted window allows for natural light while maintaining privacy, completing this bright and well-

presented space.

Externally:

Garage

Accessible from the driveway, the garage provides useful additional storage or parking space, with up-and-over door to the front.

Front

The property is set behind a block-paved driveway, providing off-road parking and access to the garage.

Rear Garden

An enclosed garden mainly laid to lawn with a paved pathway and patio area, offering a pleasant space for outdoor seating and entertaining, with gated side access.

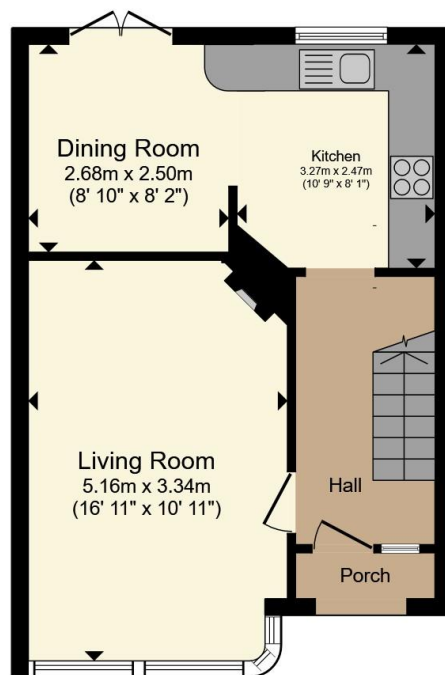
Agent's Note

'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.'

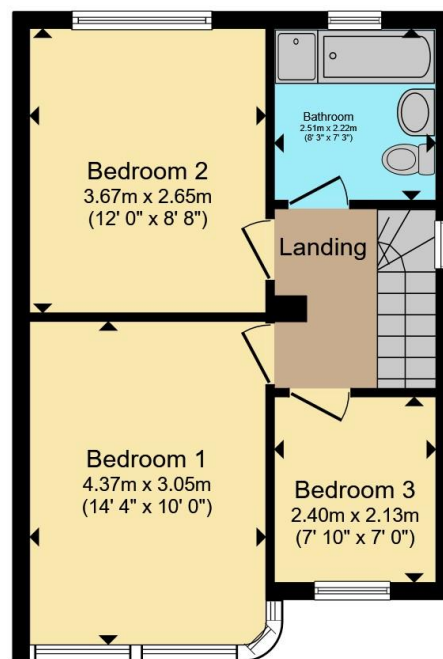




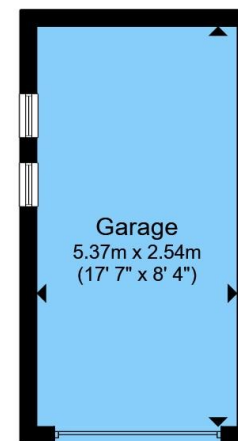




Ground Floor



First Floor



Garage

Total floor area 93.0 m² (1,001 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

Connells

To view this property please contact Connells on

T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307934



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MOW307934 - 0013