



Connells

Beaufighter Crescent
Melton Mowbray



Property Description

Situated on the sought-after Beaufighter Crescent, this attractive modern semi-detached property offers smart, practical accommodation arranged over two floors, complemented by a private rear garden and driveway parking.

The property is approached via a driveway providing off-road parking and access via the entrance porch. Inside, the ground floor comprises a bright and comfortable living room, finished in neutral tones and centred around the staircase rising to the first floor. The living room flows through to the kitchen, which is fitted with contemporary units, integrated cooking appliances, ample worktop space and room for a dining table. French doors open directly onto the rear garden, creating an excellent link between indoor and outdoor living. A conveniently located ground-floor WC completes the downstairs accommodation.

To the first floor, the landing provides access to two well-proportioned bedrooms. The main bedroom is generous in size, while the second bedroom comfortably accommodates a bed and furniture, making it suitable as a child's room, guest room or home office. The family bathroom is fitted with a modern white suite including a panelled bath with shower over, wash basin and WC, finished with stylish tiling.

Entrance Porch

A useful entrance porch giving access to the main living area.

Living Room

A well-proportioned and naturally bright living room located at the front of the property. The room is finished in neutral décor with carpet flooring and features a central staircase rising to the first floor, a large front-facing window allowing plenty of natural light, and ample space for a variety of seating arrangements and entertainment furniture.

Ground Floor WC

Fitted with a low-level WC and wall-mounted wash hand basin with tiled splashback. Finished in neutral tones and ideal for guests and everyday convenience.

Kitchen/Diner

A modern fitted kitchen positioned to the rear of the property, featuring a range of contemporary wall and base units with complementary work surfaces. Integrated appliances include a gas hob with extractor hood and electric oven, with space and plumbing for additional appliances. There is room for a dining table and chairs, making it ideal for everyday meals. French doors and an additional rear window provide excellent natural light and direct access to the garden.

First Floor Landing:

A central landing giving access to both bedrooms and the family bathroom, with carpet flooring and loft access.

Bedroom One

A comfortable double bedroom located to the front of the property, featuring a large window providing ample natural light. The room offers space for a double bed, wardrobes and additional bedroom furniture, and is finished in neutral décor with carpet flooring.

Bedroom Two

A well-sized second bedroom overlooking the rear garden. Suitable for use as a child's bedroom, guest room or home office, with sufficient space for a bed, storage furniture and desk if needed.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with glass shower screen and shower over, wash hand basin with storage, and low-level WC. The bathroom is finished with contemporary tiling to splash areas and vinyl flooring.

Outside:

Rear Garden

An enclosed rear garden primarily laid to lawn with a paved patio area directly accessed from the kitchen/diner, ideal for outdoor seating and entertaining. The garden also benefits from a timber shed providing additional storage and secure fenced boundaries.

Frontage

Driveway providing off-road parking, with a paved pathway leading to the front door.

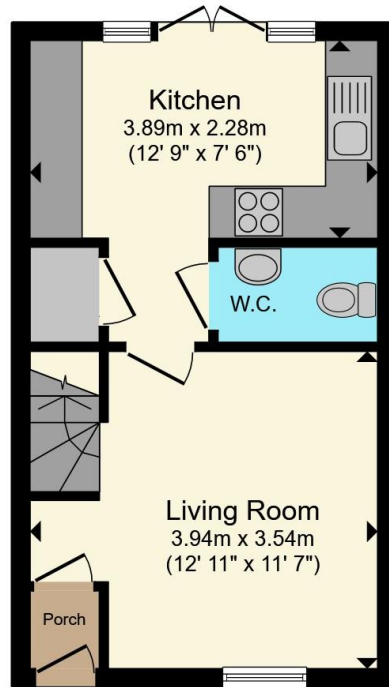
Agent's Note:

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

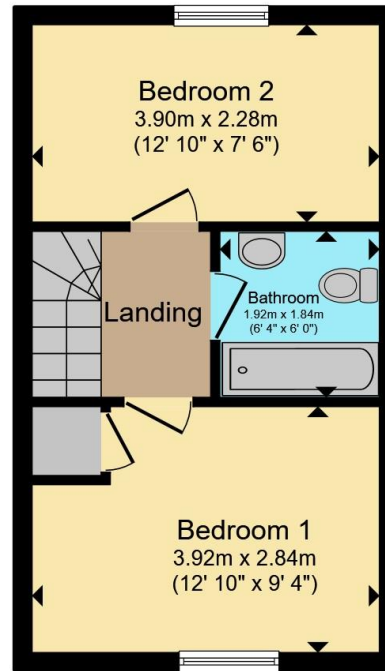








Ground Floor



First Floor

Total floor area 57.9 m² (623 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: B Council Tax Band: B

Tenure: Freehold

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