



Connells

Valley Road
Melton Mowbray

Valley Road Melton Mowbray LE13 0DU

for sale offers over
£230,000



Property Description

This extended three-bedroom semi-detached home offers generous accommodation and adaptable living spaces, making it an excellent choice for families, professionals, or those looking to upsize in a well-regarded residential setting.

The ground floor has been enhanced to create an impressive open-plan sitting and dining area, providing a sociable space that is equally suited to day-to-day living and entertaining. Large windows allow plenty of natural light to filter through, while the adjoining conservatory adds a versatile additional reception room that can be tailored to suit individual needs, whether as a garden room, playroom, or home office. The kitchen is fitted with a range of units and offers practical workspace and storage solutions.

To the first floor, there are three comfortable bedrooms, each enjoying a pleasant outlook and ample room for furnishings. These are complemented by a neatly finished family bathroom featuring contemporary fittings and a crisp, neutral design.

Outside, the property benefits from driveway parking to the front, providing ease and convenience for both residents and visitors. A detached garage offers further flexibility, ideal for storage, hobbies, workshop use, or vehicle parking.

The accommodation has been arranged with everyday functionality in mind, creating a natural flow between living areas while making excellent use of the available space.

Lounge

16' x 10' (4.88m x 3.05m)

Dining Room

18' 3" x 8' 1" (5.56m x 2.46m)

Kitchen

9' x 7' 11" (2.74m x 2.41m)

Conservatory

9' x 10' (2.74m x 3.05m)

Bedroom 1

12' x 9' (3.66m x 2.74m)

Ensuite

Bedroom 2

10' x 9' (3.05m x 2.74m)

Bedroom 3

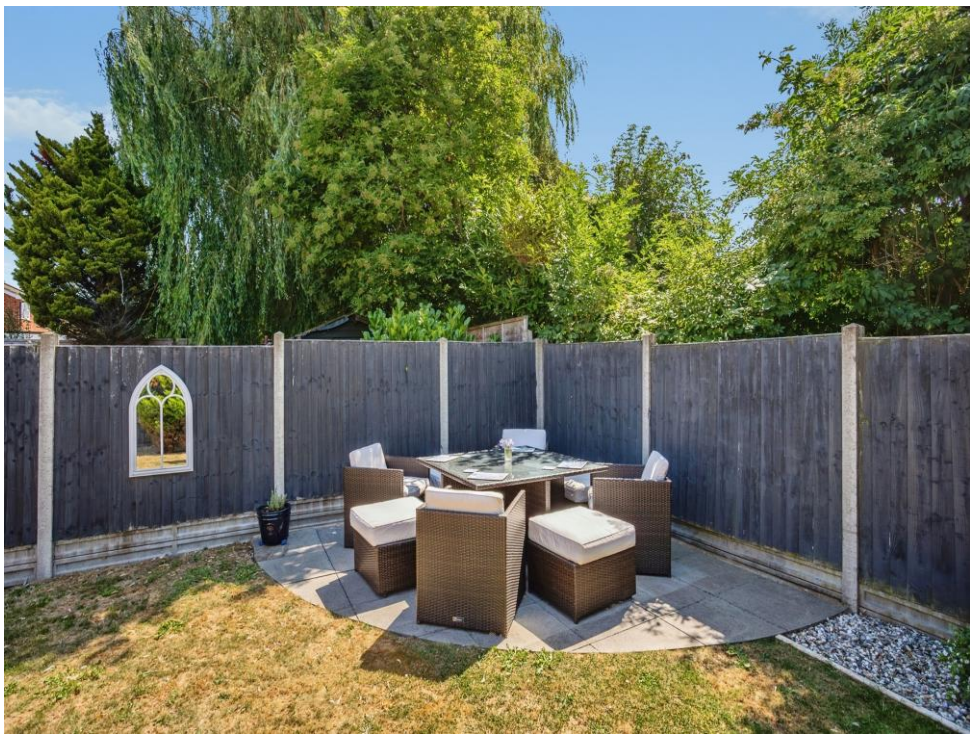
7' 1" x 7' (2.16m x 2.13m)

Bathroom

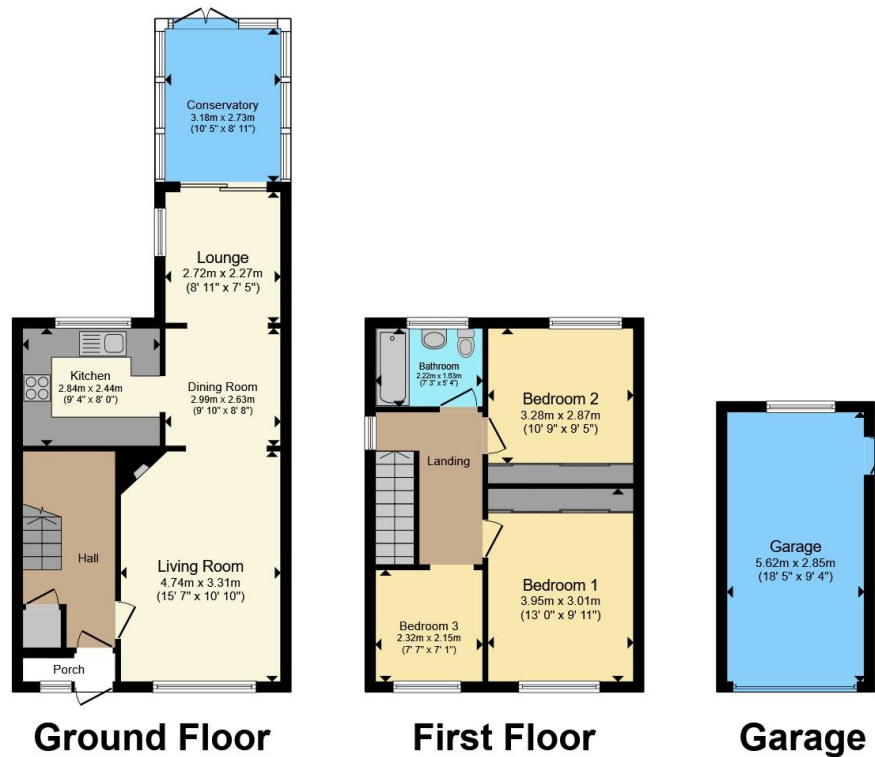
Agent's Note

'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.'









Total floor area 107.2 m² (1,154 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

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

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