

Connells

Kennedy Crescent
Melton Mowbray

# Kennedy Crescent
# Melton Mowbray LE13 1GF

for sale
**£375,000**







## Property Description

Extremely well presented four bedroom detached family home, benefiting from the remainder of its NHBC warranty and offering spacious accommodation throughout.

The accommodation comprises an entrance hall, guest cloakroom, utility room, generous living room and a superb open-plan kitchen/diner fitted with a range of integrated appliances. The kitchen provides an excellent dining space with French doors opening onto the recently improved rear garden. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a modern family bathroom.

Outside, the property enjoys a recently landscaped enclosed rear garden, whilst to the front there is off-road parking leading to a detached garage.

## Entrance Hall

Access to kitchen diner, lounge, utility room and w/c. Stairs rising to the first floor. Central heating radiator.

## Lounge

A bright and airy lounge with double glazed window to the front elevation. Central heating radiator.

## Kitchen Diner

A stunning open-plan kitchen/diner fitted with a range of wall and base units, providing ample worktop, storage and appliance space. Featuring a one-and-a-half bowl sink with mixer tap, integrated appliances, space for dining, and French doors opening onto the rear garden.

## Guest Cloakroom

A suite in white comprising of WC and wash-hand basin. Double glazed window to the front elevation, Central heating radiator.

## Utility Room

With plumbing and space for appliances. Central heating boiler and consumer unit.

## Bedroom One

With double glazed window to the rear elevation. Central heating radiator and fitted wardrobes.

## Ensuite

Obscure double glazed window to rear elevation. A suite comprising of WC, wash-hand basin, shower and radiator.

## Bedroom Two

With double glazed window to the front

elevation. Central heating radiator and space for wardrobes.

## Bedroom Three

With double glazed dual aspect windows. Central heating radiator.

## Bedroom Four

With double glazed window to the front elevation. Central heating radiator.

## Family Bathroom

A suite in white comprising of wash hand basin, panelled bath and shower cubicle. Double glazed window to the side elevation.

## Garden And Outdoors

Recently improved and fully enclosed rear garden, featuring newly laid turf, plant beds and two paved seating areas providing excellent space for outdoor entertaining. The enclosed nature of the garden makes it particularly suitable for the security of children and pets.

To the front is a driveway providing off-road parking and leading to the detached garage.

## 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.'

















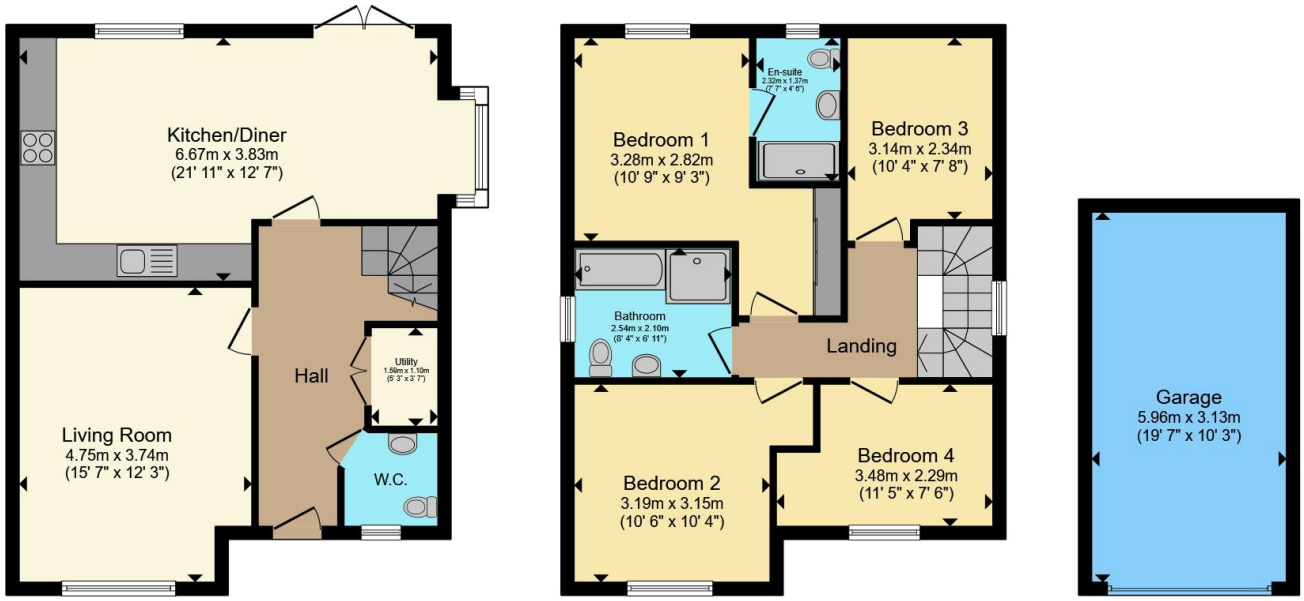


Total floor area 131.2 m² (1,412 sq.ft.) approx

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: B

Council Tax Band: D

Tenure: Freehold

**view this property online connells.co.uk/Property/MOW308105**

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