



10 Kennelmore Road, Melton Mowbray
£450,000

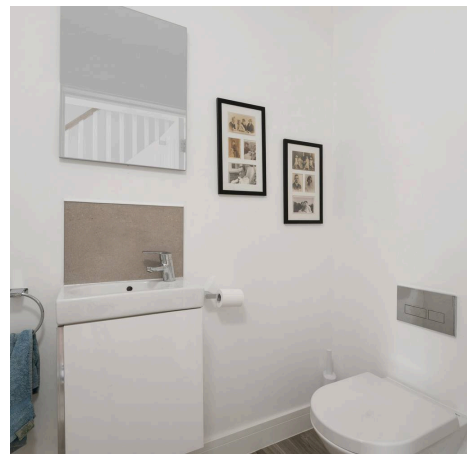
 **NEWTON FALLOWELL**

10 Kennelmore Road

Melton Mowbray, Melton Mowbray

Situated in a popular residential area close to the town centre and train station is this superb executive detached family home having neutral decoration throughout. The property has five years of the NHBC warranty remaining and comprises in brief, entrance hall, cloakroom WC, living room, open plan dining kitchen, utility room and office/study. On the first floor are four bedrooms, an en-suite shower room and family bathroom. There is a driveway providing off-road parking leading to a double garage and an enclosed rear garden designed for low maintenance.

Accessed via the front door with a storm porch into the entrance hall, wood effect ceramic tiled flooring, under-stair storage cupboard, carpeted stairs rising to the first floor and door off to a cloakroom WC having a two piece white suite. The spacious dual aspect living room has a window to the front aspect, French doors to the rear, a continuation of the wood effect ceramic tiled flooring from the hallway and TV point. Double doors leading through to a spacious open plan dining kitchen. A lovely light and airy space with bi-folding doors to the rear aspect, a window to the side, two skylights and spotlighting to the ceiling, wood effect ceramic tiled flooring, an array of cream and grey wall and base units, quartz worktops, sink and mixer tap, centre island with breakfast bar, integrated eye level double oven, gas hob, an extractor hood above, built-in dishwasher and fridge freezer, space for table and chairs.





Door through to a utility room having wall and base units, sink and drainer, space and plumbing for a washing machine and door to the side aspect. From the hallway is a door off to a good sized office/study with a window to the front aspect having a fitted blind, wood effect ceramic flooring and radiator. Stairs rising to the first floor landing with loft access and doors off to three double bedrooms, bedroom four currently being used as a dressing room having been fitted with wardrobes on either side of the room. There is an en-suite shower room and a family bathroom having a three piece white suite comprising a low flush WC, wash hand basin and 'P' shaped bath with a shower screen and overhead shower, heated towel rail and tiled floor.

Outside to the front is a substantial block paved frontage providing off-road parking leading to a double garage with electric doors, power and light and gated access to an enclosed rear garden with a paved patio seating area, the remainder laid to gravel for low maintenance, outside tap, garden shed and fencing to the boundaries.

There is currently a Management Charge of approximately £200 per annum.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Entrance Hall

Living Room

24' 0" x 11' 2" (7.31m x 3.40m)

Office/Study

10' 9" x 6' 11" (3.28m x 2.12m)

Open Plan Dining Kitchen

18' 0" x 16' 2" (5.48m x 4.92m)

Utility Room

7' 2" x 5' 7" (2.18m x 1.69m)

Cloakroom WC

5' 0" x 3' 4" (1.53m x 1.02m)

Bedroom One

12' 11" x 11' 2" (3.93m x 3.40m)

En-suite Shower Room

Bedroom Two

12' 10" x 11' 2" (3.90m x 3.40m)

Bedroom Three

14' 6" x 9' 6" (4.43m x 2.90m)

Bedroom Four

10' 2" x 5' 0" (3.11m x 1.53m)

Family Bathroom

9' 11" x 8' 6" (3.01m x 2.60m)

Double Garage

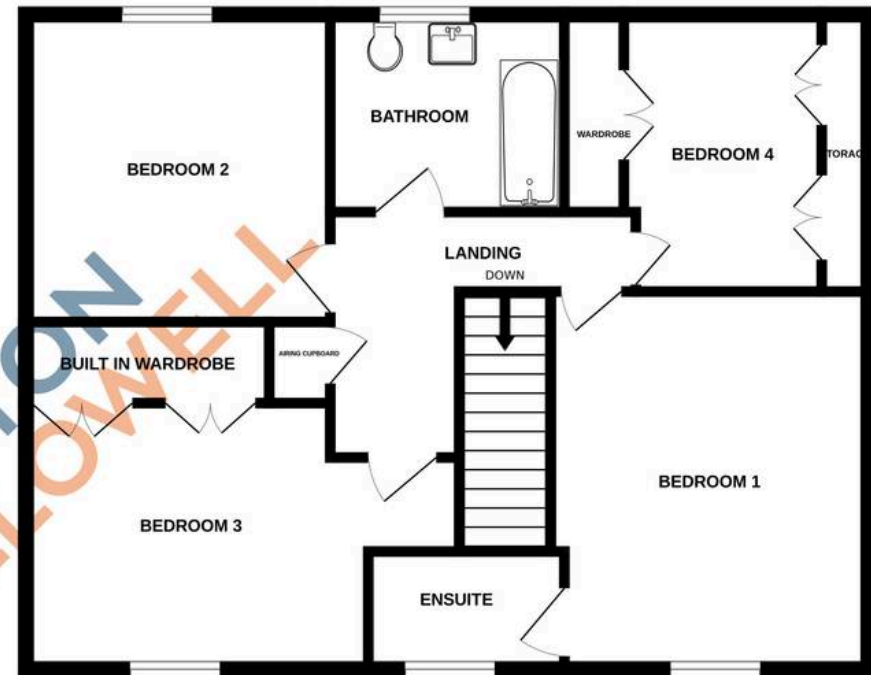




The enclosed rear garden is designed for low maintenance with a garden shed, outside tap and access to the detached double garage having two electric up and over doors, power and light.



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Newton Fallowell - Melton Mowbray

Newton Fallowell, Digby House - LE13 1AE

01664 566210 · melton@newtonfallowell.co.uk · newtonfallowell.co.uk/melton-mowbray