



Connells

Delamare Road
Melton Mowbray



Property Description

Situated within a peaceful cul-de-sac location and enjoying attractive winter views across the nearby country park, this impressive five detached family home offering versatile accommodation across two floors, complemented by a detached double garage and driveway parking.

The property is approached via a pathway across the front lawn to a welcoming entrance hall, where there is a practical sense of space and flow. To the front, a generous living room provides an excellent main reception with a bay window and feature fireplace, ideal for relaxed evenings and family gatherings. A separate dining room offers a more formal entertaining space and enjoys views to the rear garden.

To the rear, the heart of the home is the kitchen/diner, fitted with modern cabinetry and an island/breakfast bar, with French doors opening directly onto the patio, perfect for indoor-outdoor living in warmer months. A useful utility/WC sits off the hall, and there is a ground-floor office, ideal for home working, a study, or a hobby room.

Upstairs, the first-floor landing leads to five bedrooms. The main bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Outside, the rear garden is mainly laid to lawn with a paved seating area, an excellent blank canvas for families, keen gardeners, or those looking for a secure space for children and

pets. A detached double garage sits to the side/rear with a driveway providing off-road parking.

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, with staircase rising to the first floor and useful understairs storage.

Living Room

A spacious and well-presented main reception room positioned to the front elevation, featuring a bay window allowing excellent natural light, and a central feature fireplace creating a focal point. Ideal for both everyday living and entertaining.

Dining Room

A separate dining room overlooking the rear garden, offering a versatile space for formal dining or family meals, with ample room for a full-sized table and chairs.

Kitchen/Diner

A generous, modern kitchen/dining space fitted with a range of wall and base units, complemented by work surfaces and a stylish central island/breakfast bar. The dining area comfortably accommodates family seating, with French doors opening onto the rear garden, perfect for indoor-outdoor living.

Cloakroom

A practical utility area providing additional storage and space for appliances, with the added convenience of a ground floor WC.

Study / Office

A valuable addition to the ground floor, ideal as a home office, study, or playroom, offering flexibility to suit a variety of needs.

First Floor Landing:

A spacious landing providing access to all bedrooms and the family bathroom, with airing cupboard housing the new boiler system.

Bedroom One

A generous principal bedroom overlooking the front aspect of the home. The room features an extensive range of fitted wardrobes along one wall, providing excellent built-in storage. Finished with neutral décor and ample floor space for additional furnishings, the bedroom also benefits from direct access to the en-suite.

En-Suite

Fitted with a suite comprising shower enclosure, wash hand basin and WC, providing convenience and privacy to the main bedroom.

Bedroom Two

A well-proportioned double bedroom enjoying a pleasant rear aspect, suitable for guests or family members.

Bedroom Three

Another comfortable double bedroom, offering flexibility for use as a bedroom, dressing room or secondary office if required.

Bedroom Four

A good-sized single or small double bedroom, ideal for a child's room, nursery or home office.

Bedroom Five

A further single bedroom, providing additional accommodation or versatility for hobbies or study space.

Family Bathroom

A well-appointed family bathroom fitted with a panelled bath, wash hand basin and WC, serving the remaining bedrooms.

Outside:

Rear Garden

A generously sized rear garden, mainly laid to lawn with a paved seating area, ideal for outdoor dining and entertaining, with established planting offering privacy and interest.

Front of Property

A well-presented detached family home occupying a desirable corner position, featuring an attractive brick-built façade beneath a pitched tiled roof. The property benefits from a neat front lawn with a pathway leading to a sheltered entrance and a distinctive coloured front door, complemented by mature planting. A timber gate provides access to the side and rear, while the setting within a quiet cul-de-sac enhances the home's overall kerb appeal. Enjoying attractive winter views across the neighbouring country park lake and surrounding woodland, the property benefits from a picturesque and protected outlook in the winter. The land positioned to the front is not designated for development, ensuring the view remains unspoilt.

Double Garage & Driveway

Detached double garage positioned to the side/rear of the property, with driveway providing off-road parking for multiple vehicles.

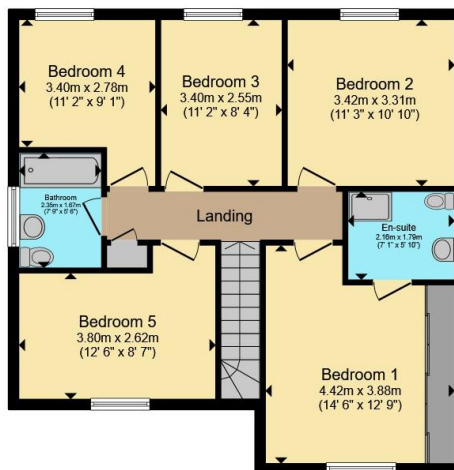




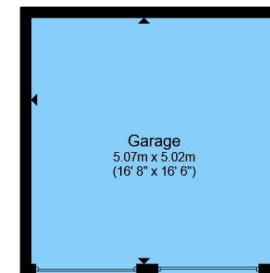




Ground Floor



First Floor



Garage

Total floor area 170.7 m² (1,837 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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Band: E

Tenure: Freehold

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