



Connells

Discovery Drive
Melton Mowbray

Discovery Drive Melton Mowbray LE13 1NJ

for sale
£180,000



Property Description

This recently decorated two bedroom home is fantastically situated on the Northern edge of the sought-after market town of Melton Mowbray close by to the picturesque Melton Country Park. The town offers many local amenities, transport links and great schools.

The property comprises in brief of an entrance hallway, downstairs W/C, lounge/diner and kitchen to the ground floor, upstairs are two bedrooms and the family bathroom. The home also benefits from a low maintenance private garden to the rear and off road parking to the front.

Cloakroom W/C

A suite in white comprising of wash hand basin and WC.

Lounge

Bright and airy lounge, with vinyl flooring, central heating radiator and French doors opening to the rear garden.

Kitchen

The kitchen benefits from wall and base units with integrated oven and gas hob as well as space for a washing machine and fridge/freezer. Double glazed window to the front elevation, and a wall-mounted radiator.

Bedroom One

With double glazed window to the front elevation, Central heating radiator, walk in storage cupboard and vinyl flooring.

Bedroom Two

The second bedroom has vinyl flooring with wall-mounted radiator and double glazed window to the rear elevation.

Family Bathroom

The family bathroom features a bath with shower over, hand-wash basin and W/C. Finished with vinyl flooring, double glazed window to the rear elevation and a wall-mounted radiator.

Rear Of The Property

To the rear of the property is an enclosed garden with decked seating area and flower bed surrounds.

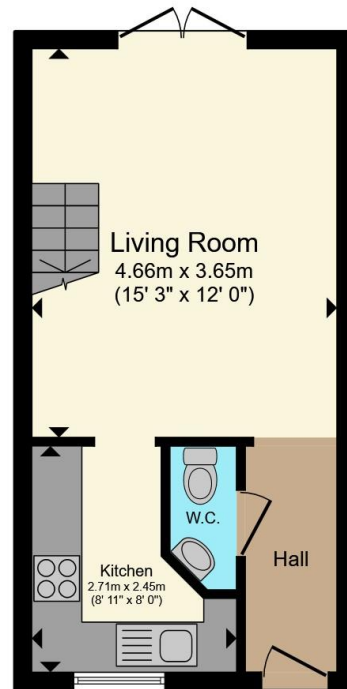
Agents Note

'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.'

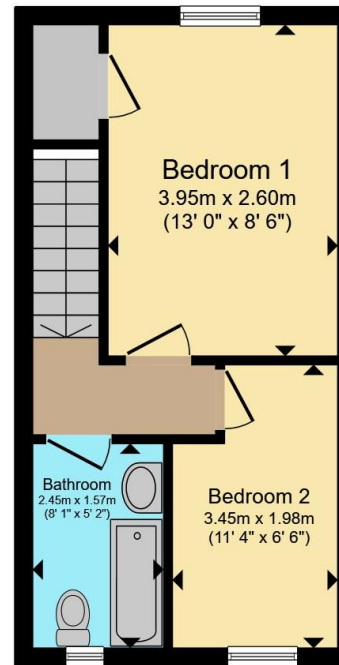








Ground Floor



First Floor

Total floor area 54.5 m² (587 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

To view this property please contact Connells on

T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: B Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MOW308055



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MOW308055 - 0015