



**Connells**

Ash Grove  
Melton Mowbray



## Property Description

### **\*\*Semi-Detached Home with Driveway & Generous Garden\*\***

Located in a desirable residential area of Melton Mowbray, 9 Ash Grove is a bright and welcoming three-bedroom semi-detached property offering well-balanced living accommodation across two floors.

The ground floor features a spacious entrance hall with access to the modern fitted kitchen, which includes ample storage, generous worktop space, and views over the front aspect. To the rear of the home is a large and naturally bright living/dining room, beautifully presented with neutral décor and offering direct access onto the rear garden through full-length glazed doors, perfect for indoor – outdoor living during the warmer months.

Upstairs, the property offers three bedrooms: a well-proportioned main bedroom, a second double bedroom, and a third bedroom ideal as a child's room, home office, or study. The family bathroom includes a full-sized bath with shower over, WC, washbasin, and contemporary tiling.

Externally, the property benefits from a private driveway providing off-road parking. The rear garden is a standout feature, generous in size, with a patio seating area, lawn, raised beds, and fenced boundaries offering privacy—a fantastic space for entertaining, relaxing, or for children to enjoy.

Situated in a quiet cul-de-sac with easy access to local schools, shops, parks, and commuter routes, this home is well-suited to buyers looking for convenience, comfort, and outdoor space.

## Entrance Hall

A welcoming entrance hall providing access to the kitchen and living room, with stairs rising to the first floor. The space features practical flooring, a front door with decorative glazing, and room for coats and shoe storage, creating a neat and organised entryway.

## Kitchen

A modern and well-laid-out kitchen fitted with a generous range of wood-effect wall and base units, complemented by tiled splashbacks and ample worktop space. The kitchen includes a freestanding cooker, space for appliances, and a stainless steel sink positioned beneath a large window overlooking the front aspect. Bright, functional, and ideal for everyday meal preparation.

## Living Room

A spacious and inviting living room spanning the width of the property, filled with natural light thanks to the full-height French doors opening directly onto the rear garden. The room offers plenty of space for both lounge and dining furniture and features neutral décor with an accent wall. A comfortable and versatile room perfect for family relaxation or entertaining.

## Bedroom One

A generous primary bedroom overlooking the quiet rear garden. This room offers excellent floor space for a large bed and additional furnishings. Bright and neutrally decorated, it provides a calm and comfortable retreat.

## Bedroom Two

A well-proportioned second bedroom facing the front of the property, ideal as a double bedroom, guest room, or versatile space for a home office. A large window provides plenty of natural light, creating a pleasant and airy feel.

## Bedroom Three

A practical third bedroom suited to use as a child's room, nursery, or study. With a window to the front and space for a single bed or desk, this is a flexible room that can adapt to a range of needs.

## Family Bathroom

A bright bathroom fitted with a full-sized bath with overhead shower, WC, and pedestal washbasin. The space features a mix of tiled and neutral wall finishes, a large rear-facing window for ventilation and natural light, and offers excellent scope for personalisation.

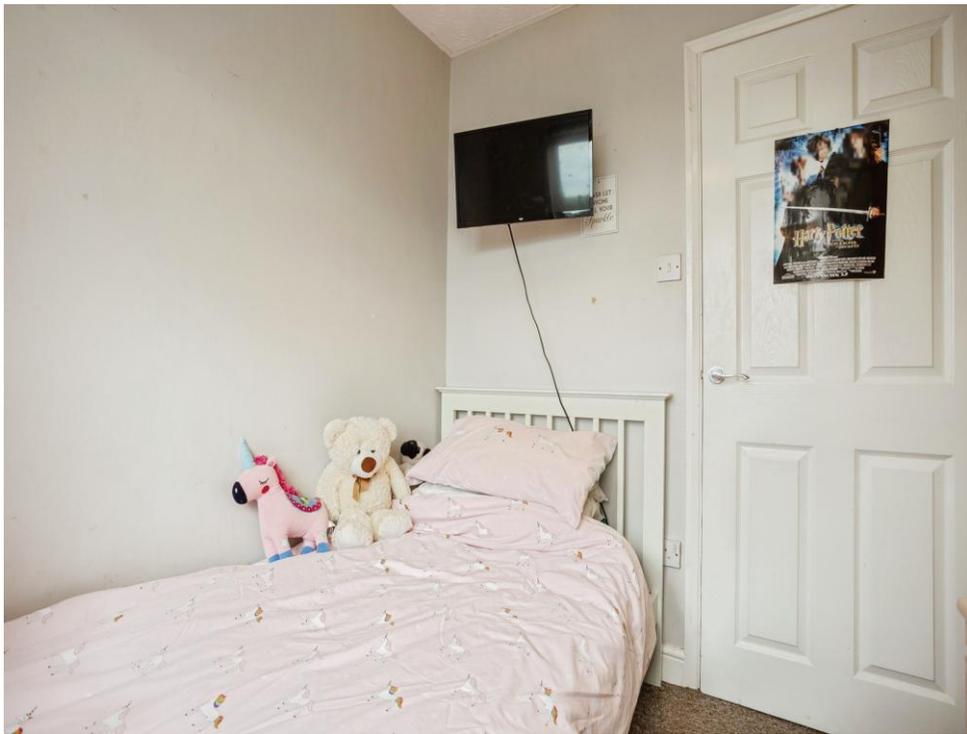
## Rear Garden

A generous, fully enclosed rear garden arranged over two levels. The lower level offers a seating patio ideal for outdoor dining, while steps lead up to a spacious lawn surrounded by fenced boundaries for privacy. Attractive raised beds and gravelled areas add interest, making this an enjoyable outdoor space for families and entertaining.

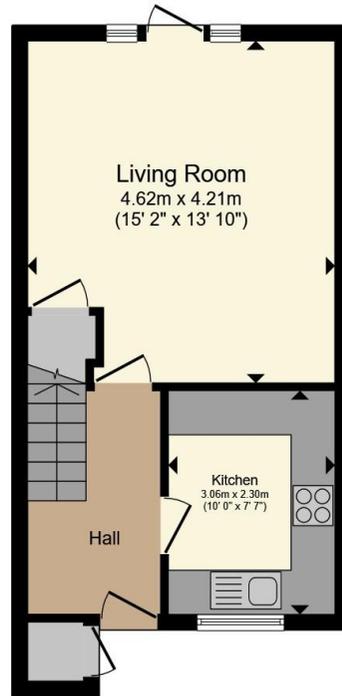
## Front Exterior & Driveway

The property features a modern semi-detached frontage with a gated pathway and an adjacent driveway providing convenient off-road parking. Low-maintenance front landscaping adds kerb appeal, with side access leading to the rear garden.

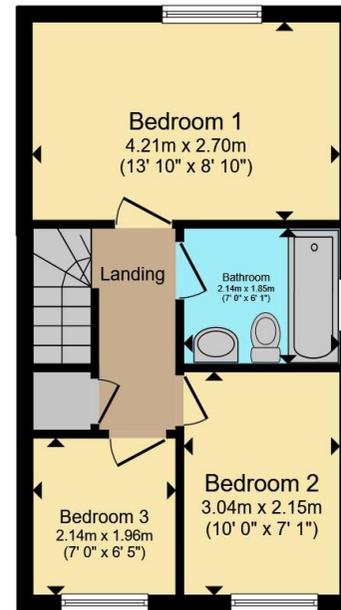








**Ground Floor**



**First Floor**

Total floor area 66.2 m<sup>2</sup> (712 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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