



Connells
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connells.co.uk
FOR SALE

Connells

Grange Drive
Melton Mowbray



Property Description

Located on the sought-after 'Wimpey' Estate, this three-bedroom semi-detached property offers generous living space and excellent versatility for families or first-time buyers. The ground floor features two reception rooms, a conservatory overlooking the garden, kitchen, and a separate utility room for added practicality.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Outside, the property boasts a sizeable rear garden, perfect for outdoor entertaining or family activities, along with a garage and driveway providing ample off-road parking.

Situated close to local amenities, schools, and transport links, this home is offered with no onward chain, making it an ideal choice for a smooth and hassle-free move.

Interior

Ground Floor

Entrance Porch

Living Room

A welcoming space featuring a double-glazed bay window to the front, allowing for plenty of natural light. Finished with carpet underfoot and a radiator whilst providing access through to the dining room and to the first floor.

Dining Room

A comfortable and versatile space with carpet underfoot, a radiator, access through to the kitchen and double-glazed sliding doors to the rear leading through to the third reception room—ideal for both everyday dining and entertaining.

Kitchen

A well-equipped kitchen featuring a double-glazed window to the side, fitted with a sink and electric oven this space also includes space for a fridge/freezer. With lino flooring, a radiator, and access through to the utility room and dining room.

Utility Room

A practical space with double-glazed windows to the rear and side, along with a double-glazed door to the side providing access through to the utility room. Finished with tiled flooring, this room is ideal for laundry and additional storage needs.

Office

This attractive extension provides a flexible third reception room, ideal as a home office, playroom, or additional sitting area. Featuring a double-glazed window to the rear, a radiator, the room offers a comfortable environment throughout the seasons, with

direct access to the adjoining utility room.

First Floor

Landing

With carpet underfoot and a double-glazed window to the side, the landing provides access to three bedrooms and the family bathroom.

Bedroom One

Bedroom one features a double-glazed window to the front, carpeted flooring and a radiator.

Bedroom Two

A well-sized double bedroom with double-glazed window to the rear, carpeted flooring, radiator, and built-in storage, offering excellent functionality and comfort.

Bedroom Three

A single bedroom with a double-glazed window to the front, radiator, and a built-in storage cupboard over the stairs—ideal as a child's room, home office, or guest space.

Exterior

Rear Garden

A sizeable East-facing garden, perfect for enjoying morning and afternoon sun. Comprising of a patio area and laid to lawn with mature shrubs and trees. Also, there is are two sheds and a green house at the top of the garden. All providing excellent space for entertaining, and family use, as well potential for further landscaping. The space offers access to the front of the property and includes an outside tap.

Garage

A detached single garage, offering secure parking or additional storage space.

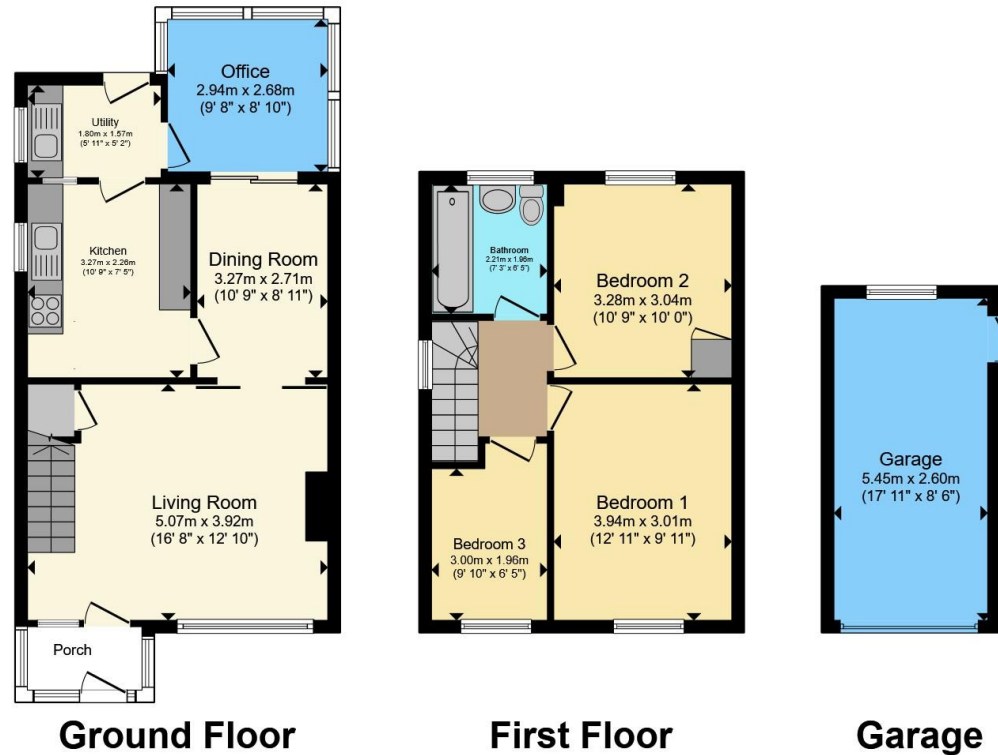
Agent's Note

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 100.5 m² (1,082 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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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307750



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