



**Connells**

Rossiter Close  
Melton Mowbray



## Property Description

This attractive townhouse family home is located within a peaceful and established residential development, making it an ideal choice for families, professionals or those seeking flexible living space with the benefit of off-road parking.

The property offers well-planned accommodation arranged over multiple floors, designed to maximise space and functionality. Internally, the home is presented in a clean and contemporary style, with light-filled rooms and neutral décor throughout, allowing prospective buyers to easily personalise the space to their own tastes.

The ground floor provides practical and welcoming living areas, complemented by upper floors that offer generously proportioned bedrooms and bathroom facilities, making the layout well suited to modern family living or home working arrangements.

Externally, the property benefits from a private driveway leading to a converted garage, currently utilised as a utility/workshop. To the rear, an enclosed garden offers a pleasant outdoor space for relaxing, entertaining or family use.

Conveniently positioned for local schools,

amenities and transport links, Rossiter Close combines a desirable residential setting with easy access to Melton Mowbray town centre and surrounding commuter routes.

## Agent's Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

## Entrance Hall

Accessed via a double-glazed front door, the entrance hall provides a welcoming first impression with stairs rising to the first floor, a useful under-stairs storage cupboard, and doors leading to the ground floor accommodation. An external door also provides convenient access to the rear garden.

## Utility Room / Workshop

Originally the garage, this versatile space has been partially converted and now offers a practical utility room or workshop. The room has been plasterboarded and carpeted, with space and plumbing for a washing machine and fridge freezer, making it ideal for everyday household use or additional storage.

## Bedroom Three

A well-proportioned double bedroom

positioned on the ground floor, featuring a window overlooking the rear garden. This flexible room is ideal for guests, teenagers, or multi-generational living.

### Ground Floor Shower Room

Fitted with a modern white three-piece suite comprising a shower enclosure, wash hand basin and WC, providing practical facilities for the ground floor bedroom and living space.

### First Floor:

### Open-Plan Living & Dining Room

A spacious 'L'-shaped living and dining area forming the main heart of the home. The room enjoys two rear-facing windows allowing ample natural light, wood laminate flooring and a television point, creating an ideal space for both relaxation and entertaining.

### Kitchen Area

Open to the living space, the fitted kitchen features a range of wall and base units with complementary work surfaces, sink and drainer, integrated oven, four-ring gas hob, and spotlighting to the ceiling. There is space and plumbing for a dishwasher and fridge freezer, with a window overlooking the front aspect

### Second Floor:

### Bedroom One

The master double bedroom situated to the front aspect of the property, is well

proportioned and benefits from its own en-suite shower room, offering a private and comfortable principal suite.

### En-Suite Shower Room

Serving the principal bedroom, the en-suite is fitted with a modern shower suite, providing added convenience and privacy.

### Bedroom Two

A further double bedroom, ideal for family members, guests or use as a home office, located on the second floor with window overlooking the rear garden.

### Family Bathroom

The family bathroom is fitted to serve the second floor accommodation, offering a practical and well-arranged space for everyday use.







To view this property please contact Connells on

**T 01664 560 241**

**E [meltonmowbray@connells.co.uk](mailto:meltonmowbray@connells.co.uk)**

10A High Street  
MELTON MOWBRAY LE13 0TR

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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