



**Connells**

Melton Road  
Asfordby Hill Melton Mowbray



## Property Description

Set back from the road, this characterful semi-detached home combines traditional features with comfortable modern living and enjoys an enviable position with scenic views across open countryside to both the front and rear.

The ground floor is accessed via a welcoming porch leading into the entrance hall, with stairs rising to the first floor and doors to the principal living areas. The living room is a light and inviting space, enhanced by a feature fireplace and French doors opening directly onto the rear garden, making it ideal for everyday living and entertaining alike. A separate formal dining room provides additional reception space and retains a pleasant homely feel.

The kitchen is fitted with a range of wooden base and wall units, complemented by tiled flooring and integrated appliances, with views over the rear garden. A useful ground floor WC and rear access add further practicality.

To the first floor, the property offers three well-proportioned bedrooms, all enjoying excellent natural light. The principal bedroom benefits from delightful open views and built-in storage, while bedrooms two and three offer flexibility for family living, guests or home working. The accommodation is completed by a family bathroom, fitted with a white three-piece suite including bath with shower over.

The property benefits from driveway parking leading to a detached garage, while the generous, mature rear garden features landscaped lawns, enjoying open countryside views.

## Porch

A useful enclosed entrance porch providing shelter and space for coats and shoes, with a glazed front window allowing natural light before opening into the main hallway.

## Entrance Hallway

A welcoming hallway with stairs rising to the first floor and doors giving access to the principal ground floor rooms. The space provides a central hub connecting the living accommodation.

## Dining Room

A separate dining room ideal for formal entertaining or family meals, featuring a charming fireplace and built-in shelving. A front-facing window provides ample natural light, creating a warm and inviting atmosphere.

## Living Room

A bright and well-proportioned reception room featuring attractive exposed wooden flooring and a contemporary inset fireplace forming a focal point. French doors open directly onto the rear garden, allowing excellent natural light and creating a seamless transition between indoor and outdoor living, while enjoying pleasant garden and countryside views.

## Kitchen

The kitchen is fitted with a modern range of light wood wall and base units, complemented by contrasting work surfaces and a stainless steel splashback. Integrated appliances include a gas hob with extractor hood above, built-in oven, and stainless steel sink positioned beneath a rear-facing window overlooking the garden. Tiled flooring, good storage provision and a practical layout make this a functional and well-presented space, with an opening through to the living room enhancing the flow of the ground floor accommodation.

## Cloakroom/WC

Conveniently positioned, the WC is fitted with a low-level WC and corner wash hand basin, ideal for guests and day-to-day family use.

## First Floor Landing:

A central landing with doors leading to all three bedrooms and the family bathroom. A side window provides additional natural light to the upper floor.

## Bedroom One

A generous principal bedroom positioned to enjoy attractive rear views over the garden and surrounding countryside. Complemented by French doors opening onto a private Juliet balcony. The room features a decorative fireplace, and ample space for a double bed and freestanding furniture.

## Bedroom Two

A well-proportioned second double bedroom benefiting from a front-facing aspect. Presented in neutral tones, the room offers excellent flexibility for use as a guest bedroom or alternative principal bedroom.

## Bedroom Three

A versatile third bedroom suitable for use as a child's bedroom, home office or study, enjoying a front-facing window and built-in storage.

## Family Bathroom

The bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. Fully tiled walls, a window for ventilation, and practical layout complete the space.

## Garage

A detached garage with up-and-over door, power and lighting, offering secure parking or additional storage.

## Frontage

The property enjoys an attractive and elevated frontage, set back from the road with a smart block-paved area and driveway providing off-road parking. A mature hedged boundary and established planting create a pleasant degree of privacy, while gated side access leads through to the rear garden and detached garage. The façade combines red brickwork with rendered upper elevations, complemented by a pitched roof and a welcoming enclosed porch, creating a charming and well-maintained street presence.

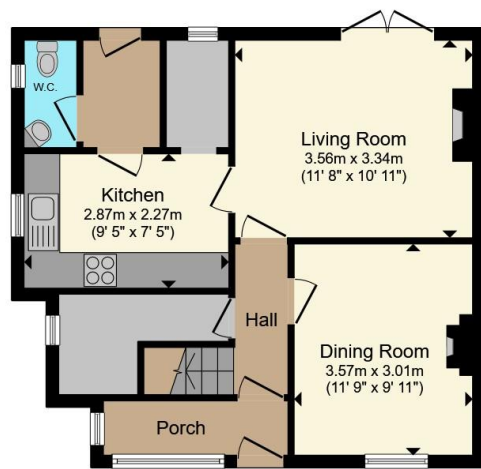
## Rear Elevation & Rear Garden

The rear of the property enjoys an attractive outlook over a generous and mature garden, arranged across gently stepped levels to make the most of the elevated position and far-reaching countryside views beyond. Immediately to the rear of the house is a paved terrace providing an ideal seating and entertaining area, with steps leading down to a shaped lawn bordered by well-stocked flowerbeds, established shrubs and specimen planting. The garden is thoughtfully landscaped and offers a variety of secluded seating areas, pathways and planted borders, creating interest throughout the seasons. Mature trees and hedging provide a good degree of privacy, while the open aspect to the rear enhances the sense of space and tranquillity.





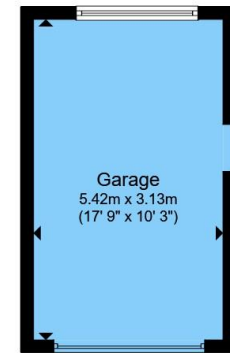




**Ground Floor**



**First Floor**



**Garage**

Total floor area 115.2 m<sup>2</sup> (1,240 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: MOW307544 - 0003