



Connells

Churchill Close
Melton Mowbray



Property Description

Situated in a peaceful cul-de-sac, this attractive detached residence offers spacious and flexible accommodation ideally suited to family living. The property benefits from a wide block-paved driveway providing off-road parking, leading to an integral double garage, with a welcoming frontage and sheltered porch entrance.

The ground floor comprises a welcoming entrance hallway with cloakroom/WC, a fitted kitchen with integrated appliances, a separate dining room and a generous living room featuring a fireplace and opening through to a light-filled conservatory with garden access. A practical utility area provides additional storage and direct internal access to the garage.

To the first floor are four well-sized bedrooms, all benefiting from fitted storage, served by a family bathroom and a separate shower room.

Outside, the private rear garden features a combination of patio seating areas, lawn, established planting and a greenhouse, making it ideal for families and keen gardeners alike. Overall, the property offers an excellent opportunity to acquire a spacious detached home in a convenient and desirable location within Melton Mowbray.

Entrance Porch

The entrance porch features extensive glazing to the front and side aspects, allowing for excellent natural light and pleasant views over the driveway.

Hallway

A welcoming entrance hallway providing access to the principal ground-floor accommodation and staircase rising to the first floor. The space benefits from practical proportions, neutral décor and a cloak area, with doors leading to the living room, kitchen and ground floor WC.

Cloakroom / WC

A convenient ground floor cloakroom fitted with a low-level WC and wash hand basin, ideal for guests and everyday family use.

Living Room

A generously proportioned reception room enjoying a bright and airy feel. The room features a central fireplace with decorative surround, a large rear-facing window allowing for excellent natural light, and a wide opening through to the dining area, creating an ideal space for both relaxation and entertaining.

Dining Room

A well-defined dining space positioned adjacent to both the living room and kitchen, offering ample room for a family dining table. Patio doors to the rear garden provide natural light, making this an ideal space for everyday meals or formal dining.

Conservatory

Accessed from the living room, the conservatory provides a versatile additional reception space overlooking the rear garden. With glazing to multiple aspects and doors opening directly onto the patio, this space is ideal for relaxing, dining or enjoying garden views throughout the year. Also benefits from internal access to the double garage.

Kitchen

Positioned to the rear of the property, the kitchen is fitted with a range of cream wall and base units with co-ordinating work surfaces. The layout incorporates an integrated oven and hob, integrated dishwasher, space for additional appliances and practical storage throughout. A rear-facing window provides natural light and views of the rear garden. A useful and practical utility space provides an additional worktop area, storage and room for laundry appliances. Also benefits from an external door providing direct access to the outside.

First Floor Landing

The landing provides access to all four bedrooms, the family bathroom and separate shower room. The area is light and well laid out, with space for storage and circulation as well as loft access.

Bedroom One

A spacious double bedroom positioned to the rear of the property, benefiting from fitted wardrobes and ample space for bedroom furniture. The room enjoys pleasant views over the garden and a quiet outlook.

En-Suite

Fitted with a shower enclosure, wash hand basin and WC, providing convenient facilities to complement the principal bedroom.

Bedroom Two

Another well-proportioned double bedroom featuring fitted wardrobes and a window overlooking the rear aspect. This room offers excellent flexibility for use as a guest bedroom or additional family room

Bedroom Three

A good-sized bedroom suitable for use as a child's room, guest room or home office. The room benefits from fitted storage and a window providing natural light.

Bedroom Four

A further bedroom offering flexibility for family living, home working or hobbies making this well suited to a variety of uses.

Family Bathroom

Situated to the front aspect of the property is the family bathroom which is fitted with a panelled bath, wash hand basin and WC, with tiled surrounds and a window providing natural ventilation and light.

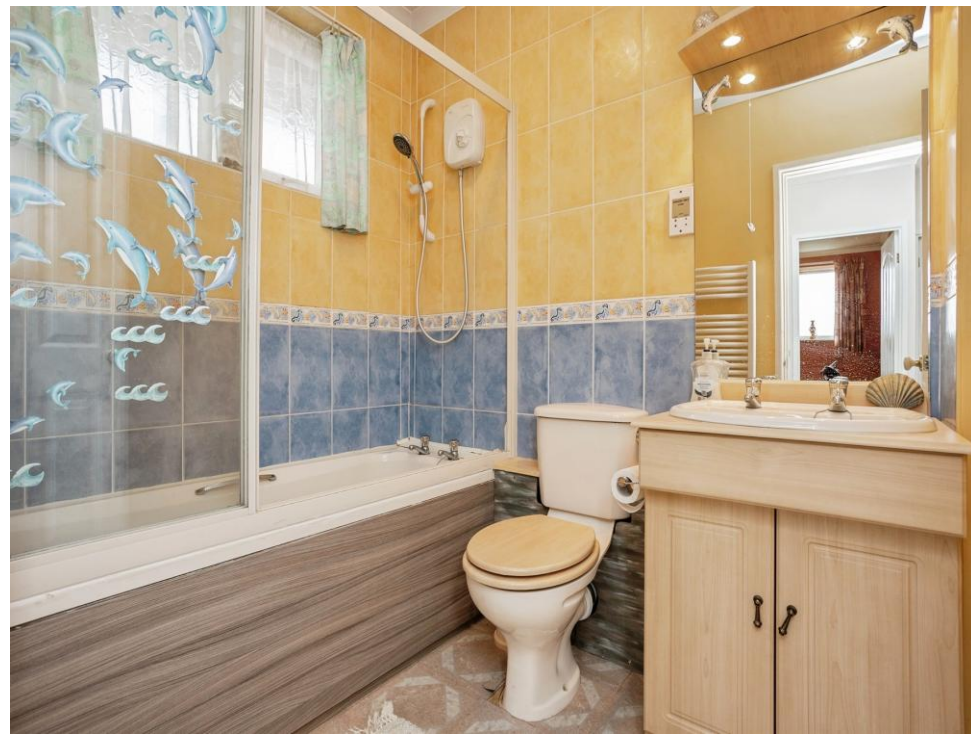
Double Garage

An integral double garage providing secure parking or excellent storage potential, with internal access from the conservatory and doors opening to the driveway.

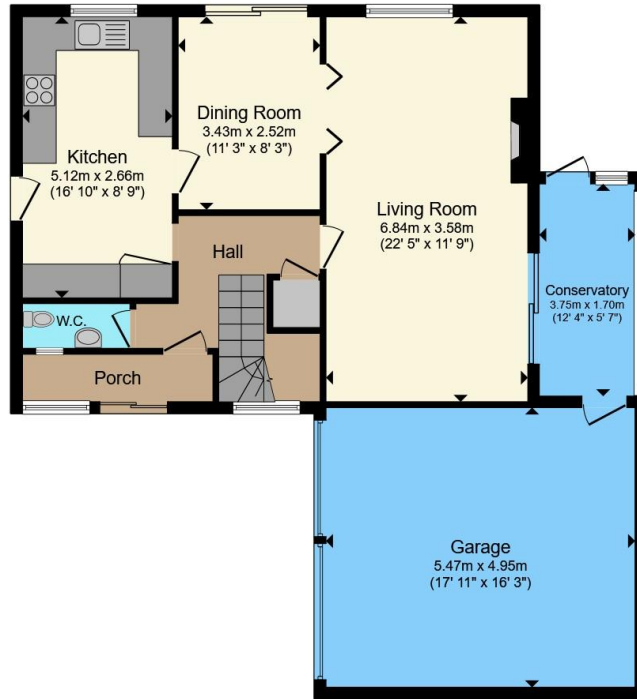
Rear Garden

The mature rear garden offers a combination of patio seating areas, lawn and well-established planting. Additional features include raised beds and a greenhouse, making the space particularly appealing for gardening enthusiasts. The garden enjoys a good degree of privacy and provides an excellent setting for outdoor dining and relaxation.

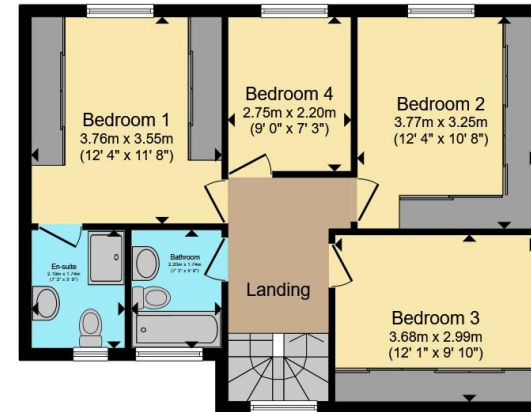








Ground Floor



First Floor

Total floor area 154.3 m² (1,660 sq.ft.) approx

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 Band: E

Tenure: Freehold

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