



46 Kings Road, Melton Mowbray
£260,000

 **NEWTON FALLOWELL**

46 Kings Road

Melton Mowbray

This beautifully presented two bedroom detached bungalow offers an exceptional opportunity for those seeking comfortable and versatile accommodation in a highly regarded residential location.

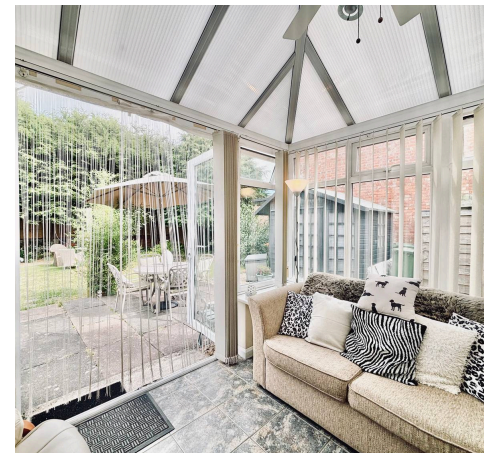
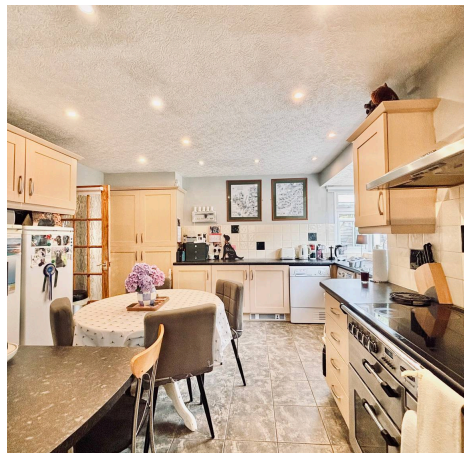
The property features two generously proportioned double bedrooms, each thoughtfully designed to provide ample space for furnishings and storage, making them ideal for both relaxation and restful nights. The welcoming living room is flooded with natural light, creating a bright and inviting space that is perfect for both every-day living and entertaining guests.

The well-appointed dining kitchen is fitted with a range of modern units and work surfaces, providing plenty of room for meal preparation and dining, whether for family meals or more formal occasions. A delightful conservatory extends the living space, offering a tranquil retreat that can be enjoyed throughout the year, ideal for morning coffee, reading, or simply unwinding in comfort.

The family bathroom is finished with contemporary fixtures and fittings, ensuring convenience and style for residents and visitors alike.

Thoughtfully arranged on a substantial plot, the bungalow benefits from a practical layout that maximises both living and storage space, while maintaining a sense of openness and flow throughout the home. Additional features include off-road parking, providing secure and convenient options for multiple vehicles.

This property is perfectly suited to a wide range of buyers, including downsizers, professionals, and small families, due to its spacious interiors and flexible layout. With its blend of





Entrance Hall

Lounge

15' 7" x 12' 8" (4.76m x 3.86m)

Dining Kitchen

14' 5" x 15' 10" (4.39m x 4.83m)

Conservatory

11' 1" x 9' 5" (3.39m x 2.86m)

Bedroom One

12' 11" x 10' 10" (3.94m x 3.30m)

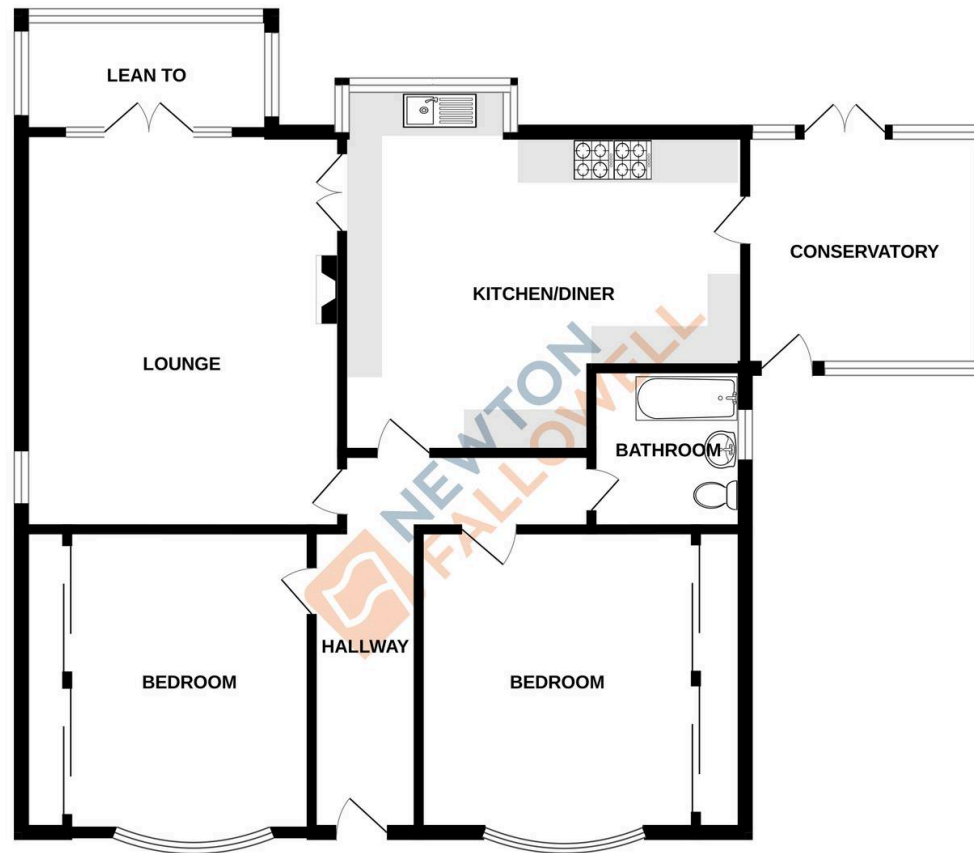
Bedroom Two

11' 11" x 10' 9" (3.64m x 3.27m)

Bathroom



GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Melton Mowbray

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