



21 The Crescent, Melton Mowbray, LE13 0NF
£245,000

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

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This semi-detached house presents an excellent opportunity for those looking to settle in a picturesque part of Melton Mowbray. With its charming features and convenient location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.





Sun Room



Garden

Description

This traditional three-bedroom semi-detached home is situated on the ever-popular Crescent in Melton Mowbray, offering a wonderful opportunity for those seeking a well-positioned property full of potential. Set back from the road, the property is approached via a pathway leading to the front entrance door, which opens into a welcoming reception hallway.

The ground floor accommodation is well laid out, beginning with a comfortable living room that provides a cosy space to relax and unwind. Towards the rear of the property, the kitchen offers a practical layout with access through to a bright and airy sun room—an ideal spot to enjoy views over the garden throughout the seasons. Adjacent to the kitchen is a separate utility area that adds extra convenience and storage, along with a downstairs bathroom completing the ground floor layout.

Upstairs, the first floor offers three good-sized bedrooms, each providing space for family living, guests, or even a home office setup. The layout makes excellent use of space and provides flexibility for a range of needs.

To the rear, the property enjoys a spacious and well-maintained garden, with a generous patio area perfect for outdoor dining or entertaining, as well as a lawn bordered by mature shrubs and planting. It's a peaceful and private setting, ideal for both families and keen gardeners alike.

Located just a short walk from the town centre, local schools, parks, and transport links, this well-maintained and characterful home is ideal for families and professionals alike seeking a traditional home in a prime location.



Bedroom



Bathroom

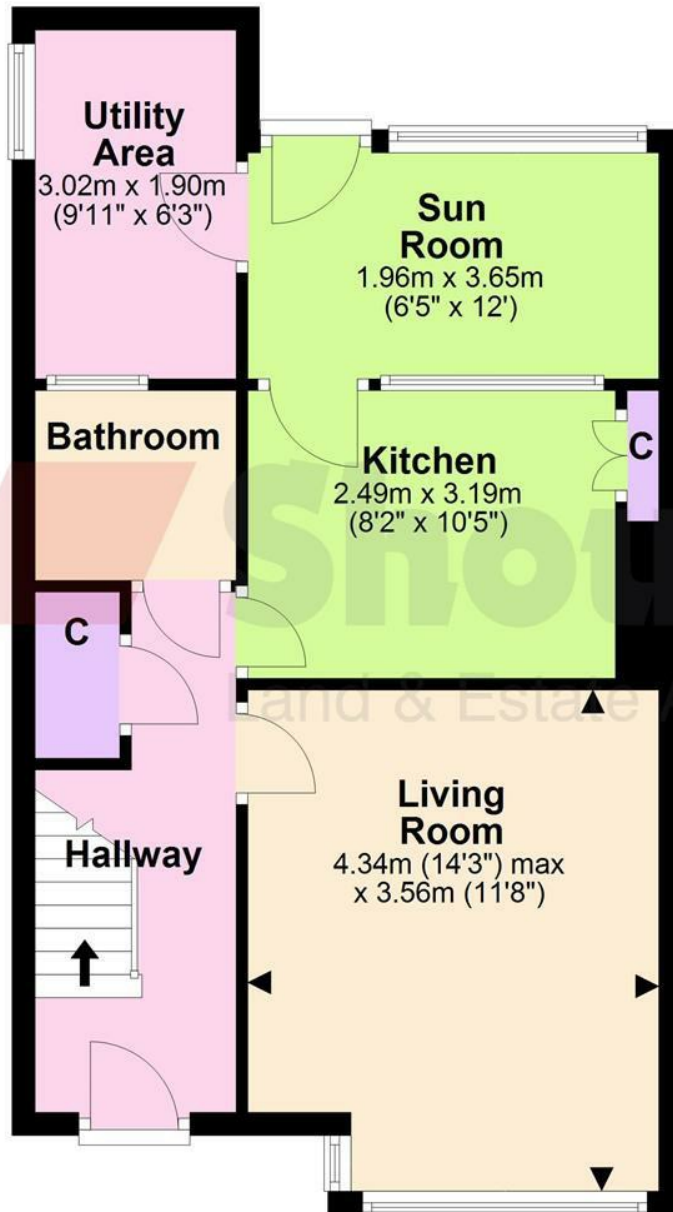


Bedroom

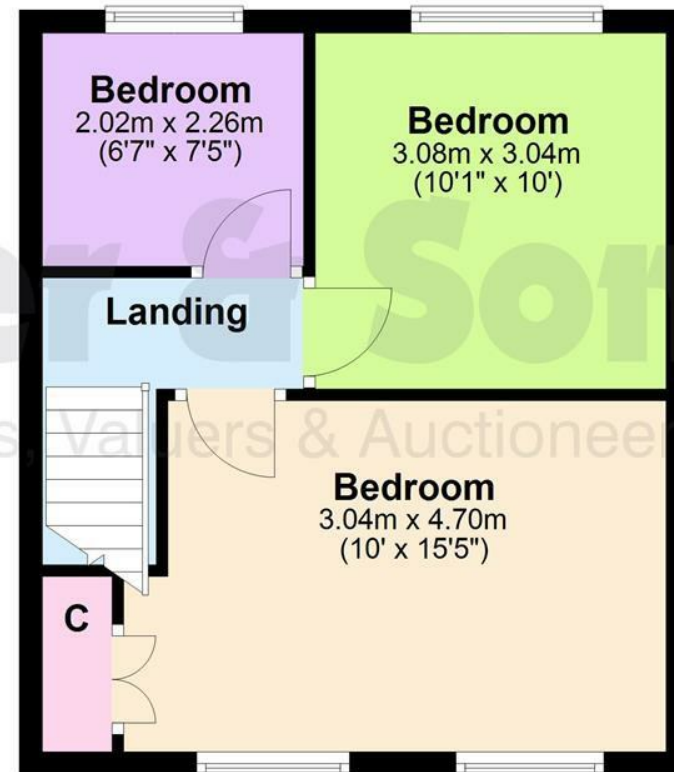


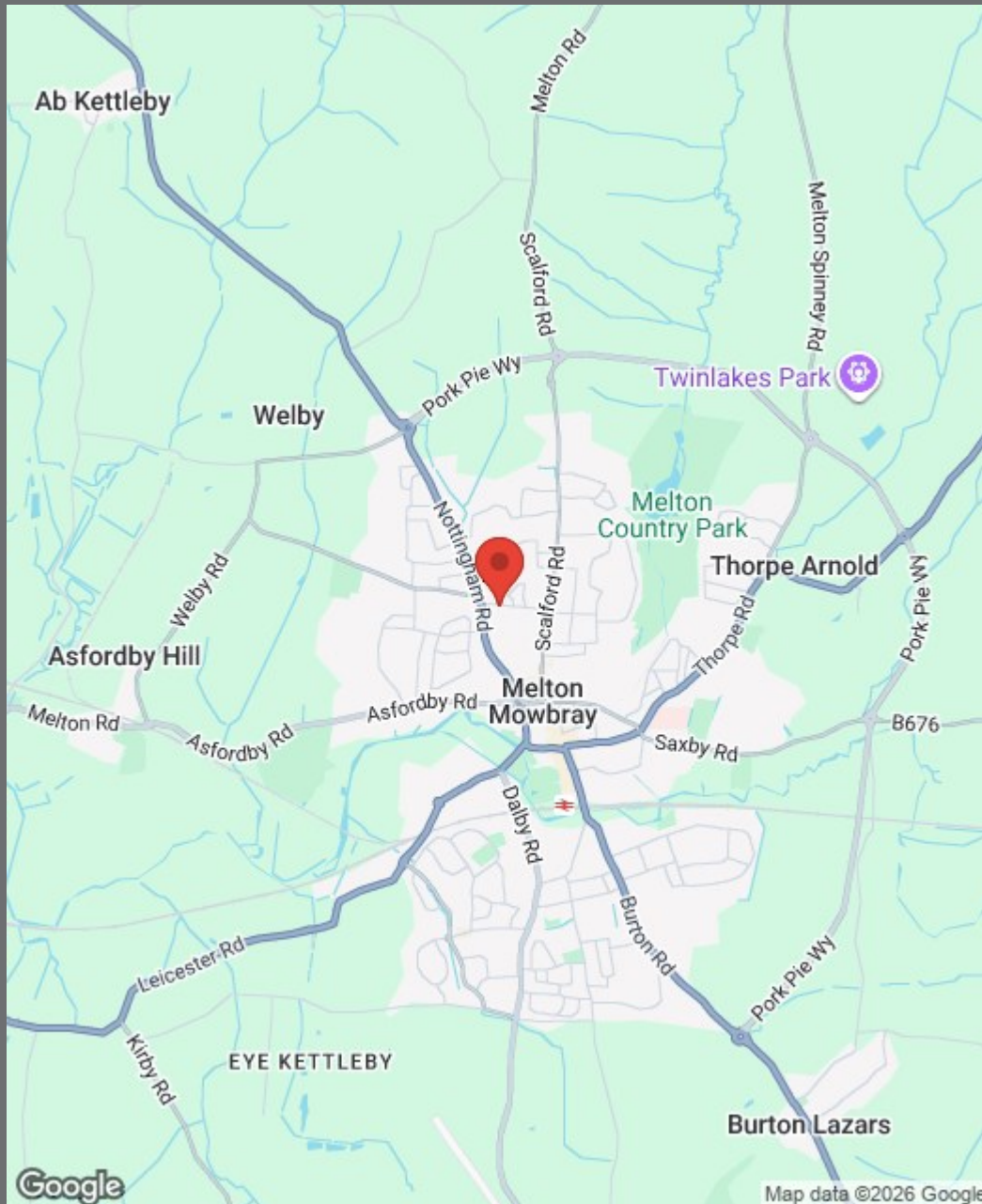
Patio off the Sun Room

Ground Floor



First Floor





Patio

- Popular location
- Traditional semi-detached family home
- Bright sun room addition
- Convenient utility area
- Ground floor bathroom
- Three good-sized bedrooms
- Spacious rear garden
- Mature planting/patio
- Short walk to town
- Excellent potential



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