



Connells

Easton Close  
Melton Mowbray



## Property Description

Nestled in a popular residential area is an impressive modern four-bedroom detached family home boasting contemporary design and superbly maintained accommodation throughout. This thoughtfully designed property offers generous living space, making it an ideal home for families seeking comfort, style and convenience.

Upon entering, you are welcomed by a light and airy entrance hallway leading to a spacious living room and a stunning open-plan kitchen/diner/family room—perfect for modern day living and entertaining. The ground floor also features a study, providing a convenient work-from-home space, as well as a downstairs WC.

Upstairs, the home offers four well-proportioned bedrooms, including a master bedroom with its own contemporary en-suite, complemented by a modern family bathroom.

Externally, the property enjoys a fantastic low-maintenance rear garden complete with a patio—ideal for outdoor dining and family time. A detached garage and a generous driveway provide ample off-street and allocated parking.

The location is a key highlight, offering a peaceful setting surrounded by countryside, while being within easy reach of shops, well-regarded schools, Melton Mowbray Hospital, supermarkets such as Morrisons and Tesco, and family attractions like Twinlakes Theme Park. Transport links are excellent, with road connections via the A606, A607, and A6006, and train services from Melton Mowbray.

## Entrance Hallway

A bright and welcoming entrance hallway providing access to the main living areas of the home. The hallway sets the tone with its modern finish and practical layout, offering a smooth flow through to the living room, study, kitchen/diner, and staircase to the first floor.

## Living Room

17' 3" x 10' 11" ( 5.26m x 3.33m )

A well-proportioned and beautifully presented living room, ideal for relaxing or entertaining. The room benefits from a modern decor and a large window that enhances natural light, creating a warm, inviting atmosphere for family time or quiet evenings in.

## Open-Plan Kitchen/Diner

26' 10" x 15' 8" max ( 8.18m x 4.78m max )

The standout feature of the home: a spacious, contemporary open-plan kitchen diner and family area offering versatility and ample room for day-to-day living. The modern kitchen layout provides generous workspace, while the adjoining dining and family zones are perfect for hosting, family meals, and social gatherings. French doors typically open onto the rear garden, enhancing the indoor-outdoor feel.

## Utility Room

5' 3" x 5' 9" ( 1.60m x 1.75m )

A highly practical and well-designed utility room offering additional workspace and storage for everyday household tasks. This room provides plumbing and space for laundry appliances and a dedicated external door offers convenient direct access to the rear garden.

## Study

6' 8" x 8' 8" ( 2.03m x 2.64m )

A dedicated study located on the ground floor, ideal for home working, studying, or use as a small snug. Its placement away from the main living areas offers a degree of privacy, making it a practical and flexible space for modern lifestyles.

## Downstairs WC

A convenient ground-floor cloakroom featuring a modern WC and washbasin. Positioned for easy access, it adds practicality for family living and visiting guests.

## Master Bedroom

14' 5" x 11' ( 4.39m x 3.35m )

A generous master suite offering a peaceful retreat at the end of the day. The room comfortably accommodates bedroom furniture and benefits from its own private en-suite, providing added luxury and convenience. The contemporary design of both bedroom and en-suite complements the home's modern finish throughout.

## Master En-Suite

A stylish and modern en-suite bathroom featuring a shower, washbasin and WC. Designed to offer comfort and privacy, with contemporary fittings in keeping with the home's energy-efficient build.

## Bedroom Two

10' 11" x 8' 7" ( 3.33m x 2.62m )

A good-sized double bedroom suitable for children, guests, or use as a secondary master. Its size provides flexibility for various furniture configurations, making it a highly practical and comfortable space.

## Bedroom Three

10' max x 11' max ( 3.05m max x 3.35m max )

A generously proportioned third bedroom

ideal for children, guests, or a hobby room. Its layout allows for multiple uses and provides ample natural light, supporting a bright and welcoming feel.

## Bedroom Four

9' 1" x 8' 8" ( 2.77m x 2.64m )

A versatile fourth bedroom perfect as a single room, nursery, home office, or additional guest space. Its thoughtful size ensures it remains a useful and functional part of the home.

## Family Bathroom

A contemporary family bathroom serving the additional bedrooms. Fitted with modern fixtures including a bath, washbasin and WC.

## Rear Garden

A fantastic low-maintenance rear garden featuring a patio area ideal for outdoor dining and relaxation. The space has been designed for ease of upkeep while still providing ample room for children to play or for homeowners to entertain.

## Detached Garage

19' 1" x 10' ( 5.82m x 3.05m )

A modern detached garage offering excellent storage space or secure parking. Positioned adjacent to the driveway, it adds to the overall practicality of the property.

## Driveway & Allocated Parking

The property benefits from a generous driveway providing ample off-street parking, as well as allocated spaces. This ensures convenience for households with multiple vehicles and enhances the overall appeal of this family home.

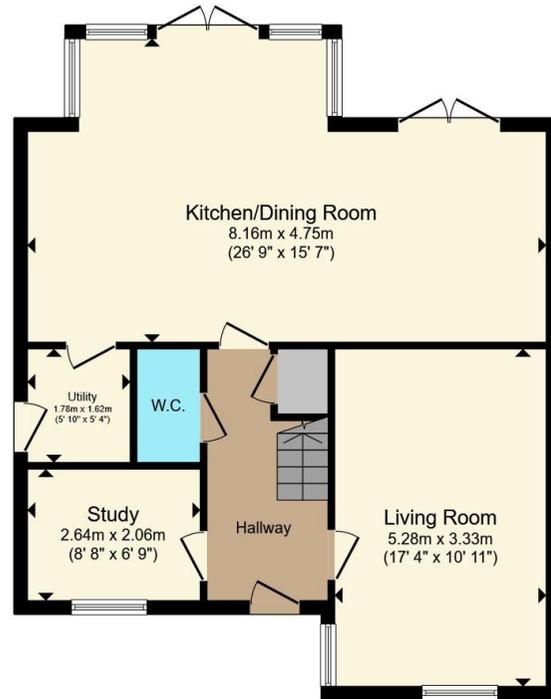
## Agent's Note:

A maintenance fee of approximately £126 is payable every six months.









**Ground Floor**



**First Floor**

Total floor area 134.4 m<sup>2</sup> (1,447 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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