



Connells

Delamare Road
Melton Mowbray



Property Description

Situated within a peaceful cul-de-sac location and enjoying attractive winter views across the nearby country park, this impressive five detached family home offering versatile accommodation across two floors, complemented by a detached double garage and driveway parking.

The property is approached via a pathway across the front lawn to a welcoming entrance hall, where there is a practical sense of space and flow. To the front, a generous living room provides an excellent main reception with a bay window and feature fireplace, ideal for relaxed evenings and family gatherings. A separate dining room offers a more formal entertaining space and enjoys views to the rear garden.

To the rear, the heart of the home is the kitchen/diner, fitted with modern cabinetry and an island/breakfast bar, with French doors opening directly onto the patio, perfect for indoor-outdoor living in warmer months. A useful utility/WC sits off the hall, and there is a ground-floor office, ideal for home working, a study, or a hobby room.

Upstairs, the first-floor landing leads to five bedrooms. The main bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Outside, the rear garden is mainly laid to lawn with a paved seating area, an excellent blank canvas for families, keen gardeners, or those looking for a secure space for children and pets. A detached double garage sits to the side/rear with a driveway providing off-road parking.

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, with staircase rising to the first floor and useful understairs storage.

Living Room

A spacious and well-presented main reception room positioned to the front elevation, featuring a bay window allowing excellent natural light, and a central feature fireplace creating a focal point. Ideal for both everyday living and entertaining.

Dining Room

A separate dining room overlooking the rear garden, offering a versatile space for formal dining or family meals, with ample room for a full-sized table and chairs.

Kitchen/Diner

A generous, modern kitchen/dining space fitted with a range of wall and base units,

complemented by work surfaces and a stylish central island/breakfast bar. The dining area comfortably accommodates family seating, with French doors opening onto the rear garden, perfect for indoor-outdoor living.

Cloakroom

A practical utility area providing additional storage and space for appliances, with the added convenience of a ground floor WC.

Study / Office

A valuable addition to the ground floor, ideal as a home office, study, or playroom, offering flexibility to suit a variety of needs.

First Floor Landing:

A spacious landing providing access to all bedrooms and the family bathroom, with airing cupboard housing the new boiler system.

Bedroom One

A generous principal bedroom overlooking the front aspect of the home. The room features an extensive range of fitted wardrobes along one wall, providing excellent built-in storage. Finished with neutral décor and ample floor space for additional furnishings, the bedroom also benefits from direct access to the en-suite.

En-Suite

Fitted with a suite comprising shower enclosure, wash hand basin and WC,

providing convenience and privacy to the main bedroom.

Bedroom Two

A well-proportioned double bedroom enjoying a pleasant rear aspect, suitable for guests or family members.

Bedroom Three

Another comfortable double bedroom, offering flexibility for use as a bedroom, dressing room or secondary office if required.

Bedroom Four

A good-sized single or small double bedroom, ideal for a child's room, nursery or home office.

Bedroom Five

A further single bedroom, providing additional accommodation or versatility for hobbies or study space.

Family Bathroom

A well-appointed family bathroom fitted with a panelled bath, wash hand basin and WC, serving the remaining bedrooms.

Outside:

Rear Garden

A generously sized rear garden, mainly laid to lawn with a paved seating area, ideal for





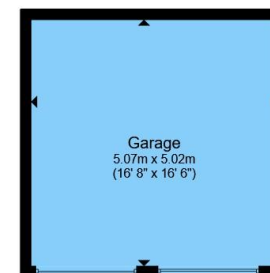




Ground Floor



First Floor



Garage

Total floor area 170.7 m² (1,837 sq.ft.) approx

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Connells

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Band: E

Tenure: Freehold

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