



40a King Street, Scalford, Melton Mowbray, LE14  
4DW  
£595,000

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

**40a King Street  
Scalford  
Melton Mowbray  
LE14 4DW**

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This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. With its generous living space and charming surroundings, it is sure to appeal to those looking for a family home or a tranquil retreat. Spanning over 1,800 sq.ft, the interior is designed for modern living, centred around an expansive kitchen and breakfast room that opens into a bright garden room with vaulted ceilings. This flow creates a perfect environment for entertaining, complemented by a separate sitting room and a dedicated study for those who work from home. Set within private wrap-around gardens and offered with the advantage of no upward chain, this is a rare chance to secure a substantial home in the heart of the village. Do not miss the chance to make this lovely house your new home.





### **Description**

Occupying a superb, tucked-away position in the heart of the highly regarded village of Scafford, this substantial detached family home is offered to the market with the significant benefit of no upward chain. 40a King Street provides a rare opportunity to acquire a modern, individual residence that perfectly balances village charm with generous contemporary living spaces.

The heart of the home is the expansive kitchen and breakfast room, which spans over 21ft and features a range of fitted cabinetry, integrated appliances, and ample workspace. This social hub flows seamlessly into a bright, triple-aspect garden room, where vaulted ceilings and French doors open directly onto the patio, creating an ideal environment for indoor-outdoor entertaining. A separate, dual-aspect sitting room provides a more formal retreat, complemented by a dedicated study for those working from home, and a practical utility room with a stable door to the side.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal suite is particularly generous, offering a dual-aspect outlook and a private en-suite shower room. The remaining bedrooms are served by a modern family bathroom. Outside, the property is set back from the road with a private gravelled driveway leading to a large garage and carport. The gardens wrap around the property, offering a mix of lawned areas, mature borders, and paved terraces that enjoy a high degree of privacy and views across the surrounding village landscape.

The detached garage and carport are significant features of 40a King Street, offering exceptional versatility and storage that is often hard to find in village homes. The generous 23ft garage provides ample space for a vehicle alongside a workshop area or garden storage, while the adjacent 18ft carport offers sheltered parking and convenient access. Combined, these outbuildings provide over 400 sq. ft of additional space, perfectly suited for a multi-car household or those with outdoor hobbies.



Living Room



Kitchen



Kitchen



Garden Room



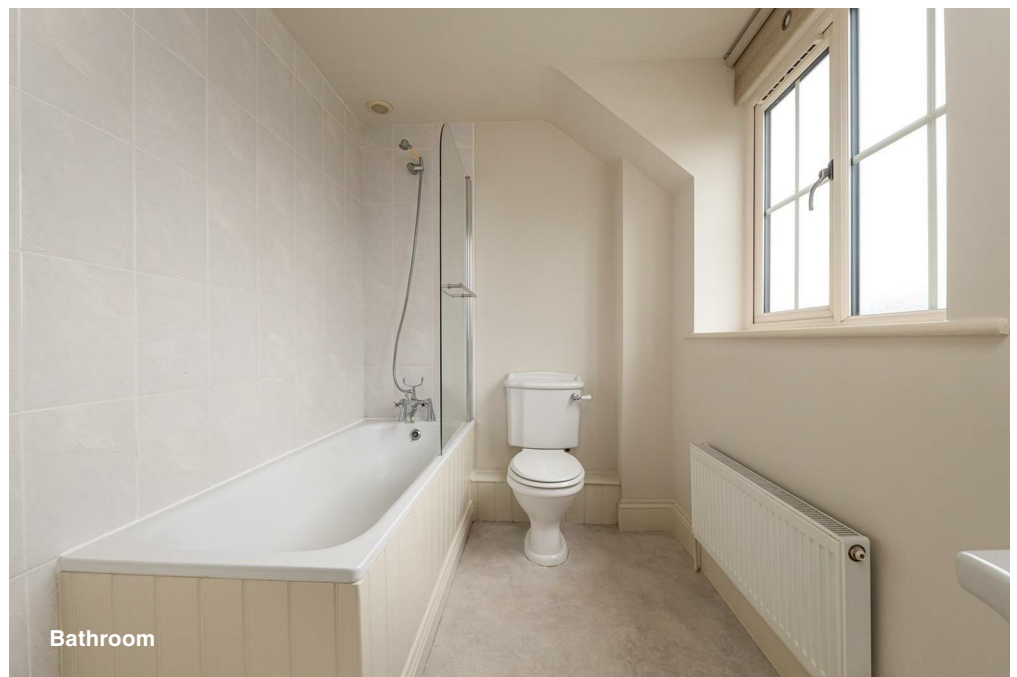
Bedroom



En-Suite



Bedroom



Bathroom

**40a King Street, Salford**  
**Main House = 169 sq.m/1819 sq.ft**  
**Garage = 21 sq.m/226 sq.ft**  
**Total = 190 sq.m/2045 sq.ft**

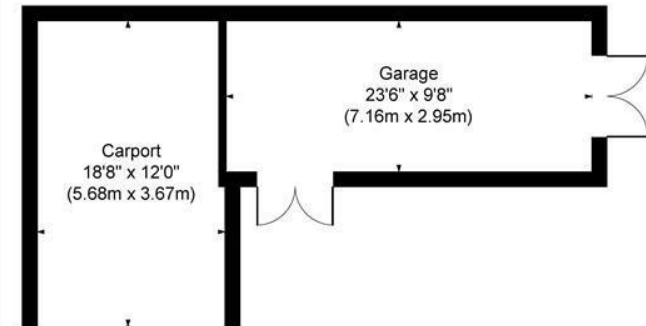
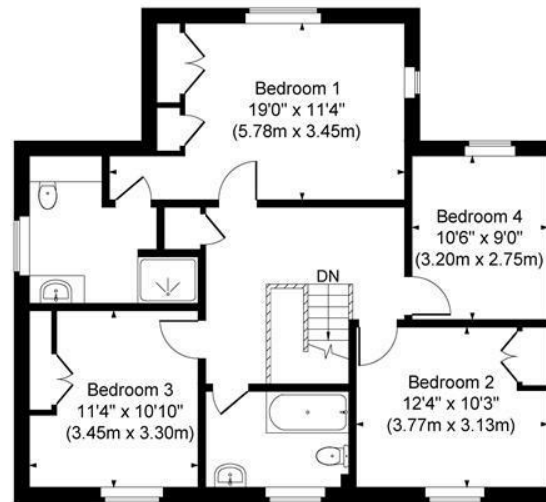
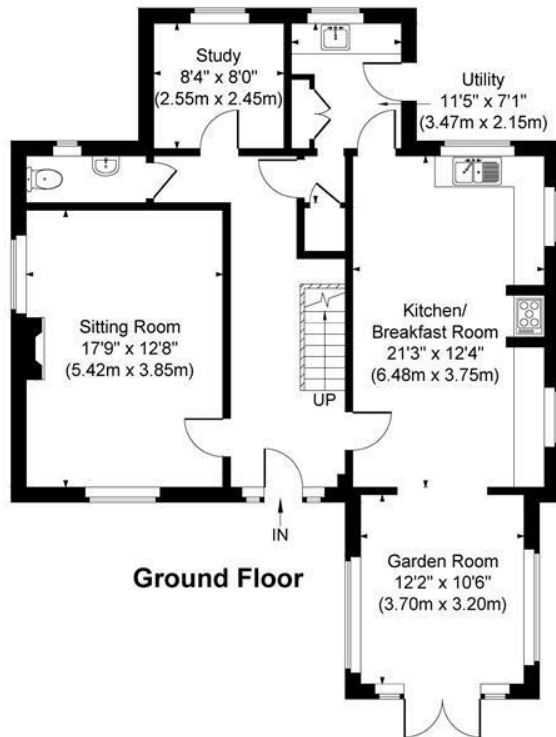
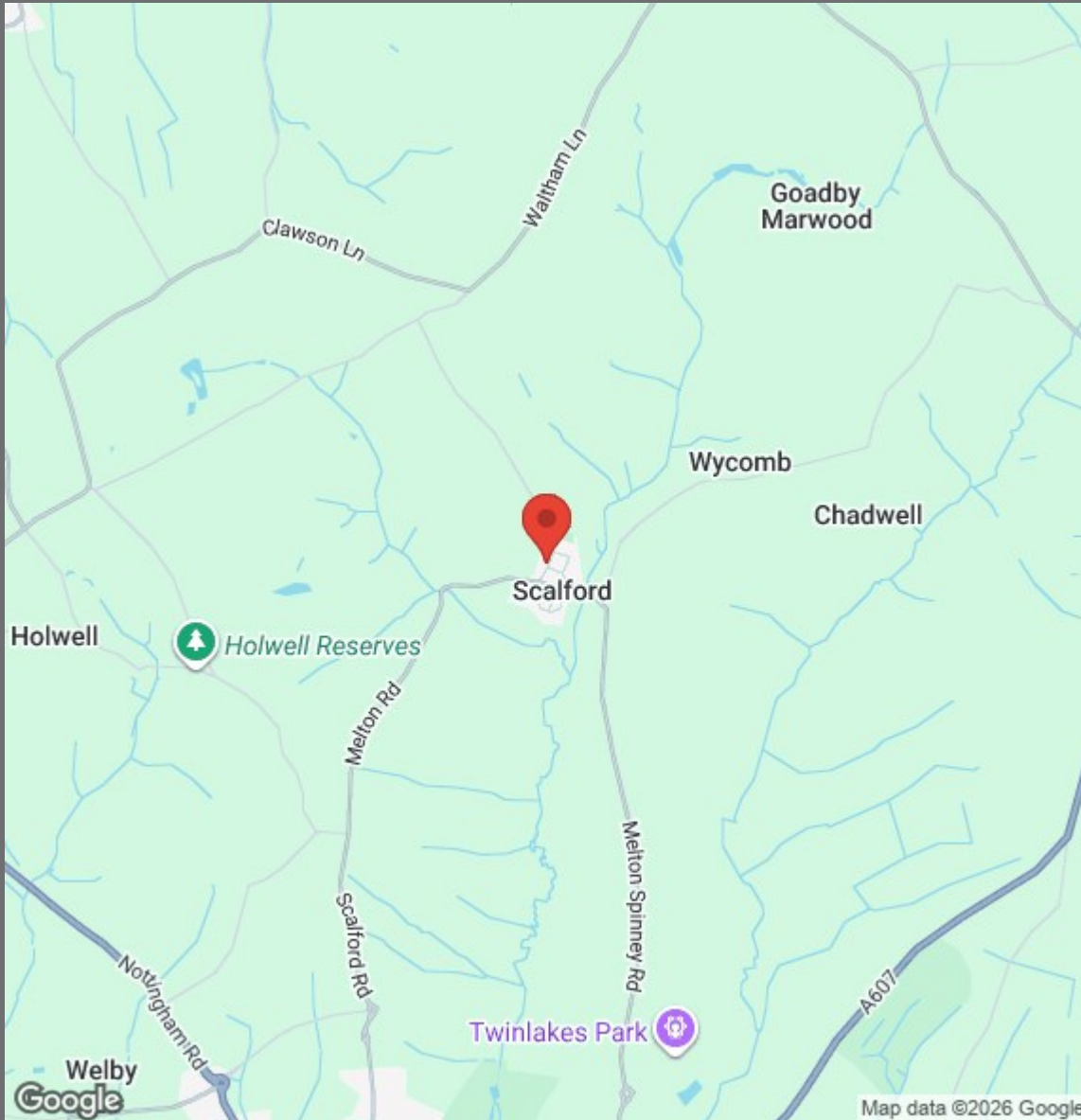


Illustration for identification purposes only, measurements are approximate, not to scale.  
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- **No Upward Chain:** Available for a straightforward and efficient purchase.
- **Superb Village Position:** Tucked away in the sought-after village of Scalford.
- **Substantial Living Space:** Over 1,800 sq.ft of accommodation in the main house.
- **Expansive Kitchen/Breakfast Room:** A 21ft social hub with integrated appliances.
- **Garden Room:** Features triple-aspect views and French doors to the garden.
- **Dedicated Home Office:** Separate ground-floor study ideal for remote working.
- **Four Double Bedrooms:** Including a large principal suite with private en-suite.
- **Ample Parking & Storage:** Large driveway, detached garage, and an additional carport.
- **Private Wrap-Around Gardens:** Features paved sun terraces and mature lawned areas.
- **Individual Detached Home:** A modern build with character features and a practical layout.



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Garden



Garage & Carport



Driveway



Over Head View



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