



Connells

Beaufighter Crescent
Melton Mowbray

Beaufighter Crescent Melton Mowbray LE13 0XH

for sale
£260,000



Property Description

This attractive semi-detached property provides well-planned accommodation, ideal for families, first-time buyers, or investors alike. The home benefits from double glazing, gas central heating, and a strong EPC rating of B, highlighting its energy efficiency.

The ground floor accommodation comprises a welcoming entrance hall with useful storage cupboard and access to a cloakroom WC. The living room is bright and airy, benefiting from windows to both the front and side aspects. To the rear, a spacious dining kitchen is fitted with a modern range of units, integrated oven and hob with extractor over, and additional built-in appliances. There is ample space for dining, with French doors opening onto the rear garden, creating an excellent space for entertaining and everyday living.

Upstairs, the first floor offers three bedrooms, including a principal bedroom with its own en-suite shower room, along with a family bathroom and additional storage.

Externally, the property benefits from allocated parking to the front and gated side access leading to an enclosed west-facing rear garden, mainly laid to lawn and bordered by fencing and walling.

Entrance Hall

Entered via the front door, the welcoming entrance hall features wood laminate flooring,

a useful storage cupboard, and stairs rising to the first floor, with access to the cloakroom WC.

Cloakroom Wc

Fitted with a white two-piece suite comprising a low-level WC and wash hand basin, with wood laminate flooring continuing from the hallway.

Living Room

A bright and well-proportioned reception room benefitting from windows to both the front and side aspects, allowing for plenty of natural light. Finished with carpet flooring and a TV point, providing a comfortable space for relaxation.

Kitchen Dining

A spacious and modern dining kitchen fitted with a range of wall and base units, complemented by straight-edge work surfaces and a sink with drainer. Integrated appliances include an oven and hob with a stainless steel extractor hood above, along with additional built-in appliances. Also benefits from a useful storage cupboard housing a combi-boiler (service due July 2026), providing efficient heating and hot water.

There is ample space for a dining table, windows to the rear and side aspects, and French doors opening onto the rear garden.

First Floor Landing

With loft access and doors leading to all three bedrooms, the family bathroom, and an airing/storage cupboard.

Bedroom One

A well-proportioned principal bedroom featuring window to the side aspect, allowing for plenty of natural light. The room is tastefully presented with neutral décor and a feature accent wall, complemented by carpet flooring. There is ample space for a double bed and freestanding bedroom furniture, with the added benefit of access to a private en-suite shower room.

En-Suite Shower Room

A modern and well-presented en-suite shower room fitted with a three-piece suite comprising a fully tiled shower enclosure with glass screen, low-level WC, and pedestal wash hand basin. The room is finished with contemporary tiled walls and flooring, and benefits from a frosted window allowing for natural light while maintaining privacy. Additional features include a wall-mounted mirror, shelving for storage, and a heated radiator.

Bedroom Two

A well-presented and versatile bedroom featuring a window to the front aspect, allowing for good natural light. The room is finished with neutral décor, enhanced by a feature accent wall, and fitted with carpet flooring. Currently arranged with a single bed and study area, the space offers flexibility for

use as a comfortable bedroom, home office, or nursery.

Bedroom Three

A well-presented and adaptable third bedroom currently arranged as a dressing room, featuring a window to the side aspect which allows for natural light. The room benefits from carpet flooring and offers ample space for bedroom furniture, with its versatile layout lending itself equally well to use as a single bedroom, home office, or walk-in wardrobe.

Family Bathroom

Situated to the front aspect of the home, complemented with a fitted three-piece suite comprising a panelled bath with tiled surround, pedestal wash hand basin and low-level WC. Features contemporary tiled flooring, part-tiled walls, and a frosted window allowing for natural light while maintaining privacy, creating a bright and practical space.

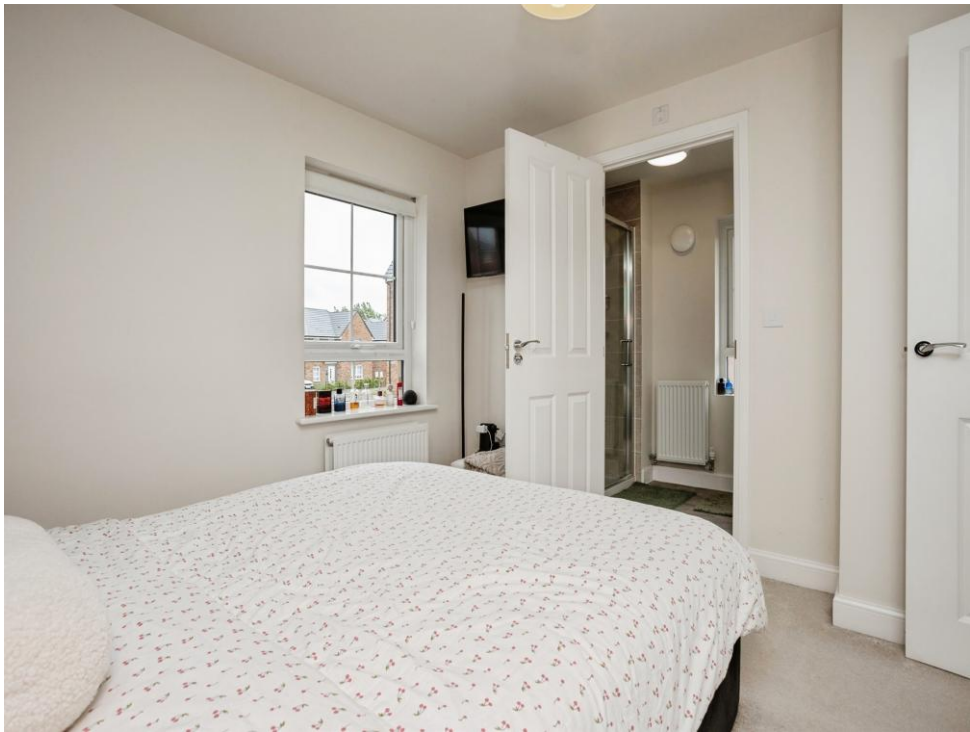
Outside

To the front of the property is a well-maintained frontage with a pathway leading to the entrance, bordered by neatly planted shrubs and a brick boundary wall, creating an attractive kerb appeal.

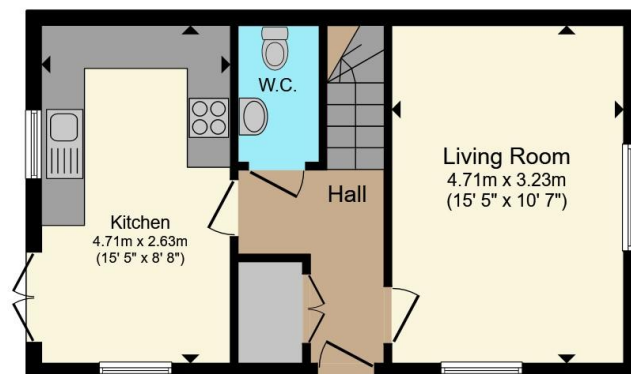
The property also benefits from allocated off-road parking, providing convenient space for two vehicles.

To the rear, there is an enclosed garden which is predominantly laid to lawn, offering a private outdoor space ideal for relaxing or

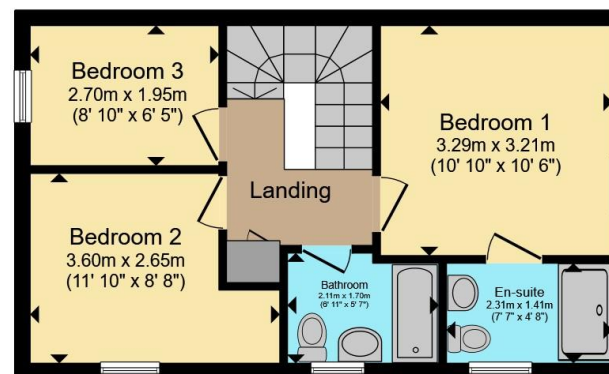








Ground Floor



First Floor

Total floor area 76.3 m² (821 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

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10A High Street
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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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