



**Connells**

Harvey Street  
Melton Mowbray



## Property Description

Welcome to this stylish and generously proportioned three-storey semi-detached home, offering superb modern living across three well-planned floors. Situated in a sought-after development in Melton Mowbray, the property boasts bright, contemporary interiors and versatile spaces ideal for families, couples, or professionals.

Upon entering, a welcoming hallway leads to a modern kitchen, featuring sleek wood-effect cabinetry, tiled flooring, and ample worktop space. The spacious lounge/dining room stretches across the rear of the home, providing an inviting setting for relaxation and entertaining. French doors open directly onto the rear garden, flooding the space with natural light and offering seamless indoor-outdoor living. A convenient ground-floor WC completes the level.

The first floor comprises two generously sized double bedrooms, both well-presented and versatile in their layout. A modern family bathroom with neutral tiling and full-sized bath serves this floor.

The highlight of the home is the top-floor master suite, offering exceptional privacy. This impressive space includes a large double bedroom, a dedicated dressing room with Velux windows, and a stylish en-suite shower room, creating a peaceful retreat.

Outside, the property features a well-maintained rear garden with lawn and patio area, perfect for families and outdoor dining. The home also benefits from a garage and off-road parking.

## Entrance Hallway

A welcoming entrance hallway featuring neutral décor and practical flooring, offering access to the kitchen, living room and ground-floor WC. The space feels bright and well-kept, setting the tone for the rest of the home.

## Ground Floor WC

A convenient downstairs cloakroom fitted with a modern white WC and basin. Finished with neutral tones for a crisp and functional appearance.

## Kitchen

A stylish and modern front-facing kitchen fitted with contemporary wood-effect cabinetry and contrasting dark worktops. Stainless-steel appliances, tiled splashbacks, and tiled flooring create a clean, practical workspace. The layout offers generous storage and preparation space, making it ideal for everyday cooking and entertaining.

## Living/Dining Room

A spacious and beautifully presented living/dining room spanning the width of the property. This room enjoys an abundance of natural light through the French doors leading to the garden. With plush carpeting and a flexible layout for both lounge furniture and a dining area, it provides a warm and comfortable setting for relaxing or entertaining.

## First Floor Landing:

The first-floor landing gives access to two well-proportioned double bedrooms and the contemporary family bathroom, creating a practical and balanced layout ideal for families or guests.

## Bedroom Two

A generous double bedroom with a bright and neutral décor, offering ample space for wardrobes and furnishings. Positioned at the rear of the property, it enjoys a peaceful outlook over the garden.

## Bedroom Three

A well-proportioned third bedroom, ideal as a double room, nursery, guest room, or home office. The neutral finish makes it a versatile space suitable for various needs.

## Family Bathroom

A modern family bathroom featuring a full-sized bath with shower over, contemporary tiling, and a white three-piece suite. The finishes create a clean, polished, and low-maintenance environment suitable for family living.

## Second Floor Landing:

The second-floor landing gives access to an impressive master suite occupying the entire top floor, comprising a spacious double bedroom, a separate dressing room with fitted storage and Velux windows, and a modern en-suite shower room.

## Master Bedroom

A stunning top-floor master bedroom offering privacy and impressive space. The room features Velux windows that bring in abundant natural light, creating an airy retreat. Its generous proportions easily accommodate bedroom furniture, making it a standout feature of the home.

## Dressing Room

Situated just off the master bedroom, this dedicated dressing room includes built-in storage options and Velux windows. It provides a practical and luxurious space for clothing, dressing, and organisation—an enviable addition to the master suite.

## Master En-Suite

A stylish en-suite shower room serving the master bedroom, complete with a shower enclosure, modern tiling, and contemporary sanitary ware. Designed with a clean and sleek aesthetic, it enhances the privacy and convenience of the top-floor suite.

## Rear Garden

A neatly maintained rear garden featuring a lawned area and a patio ideal for outdoor furniture. Offering a private and enclosed space, it's perfect for relaxing, dining outside, or entertaining during warmer months.

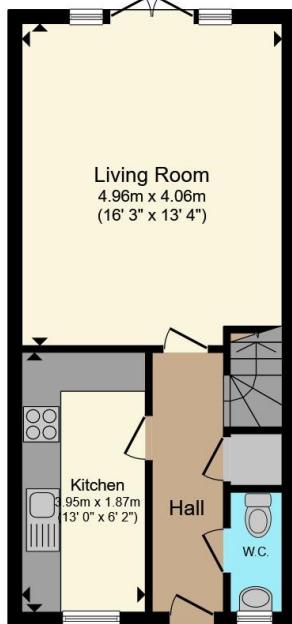
## Garage & Parking

The property benefits from a single garage located close to the home, providing secure storage or parking. Additional driveway parking enhances day-to-day convenience.

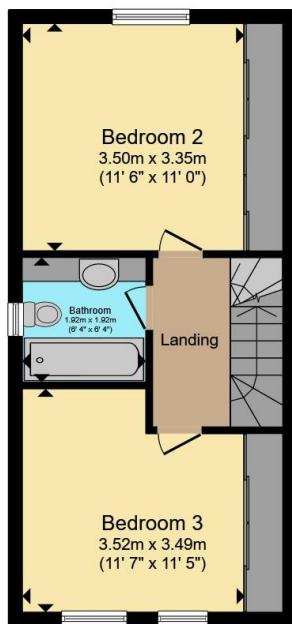




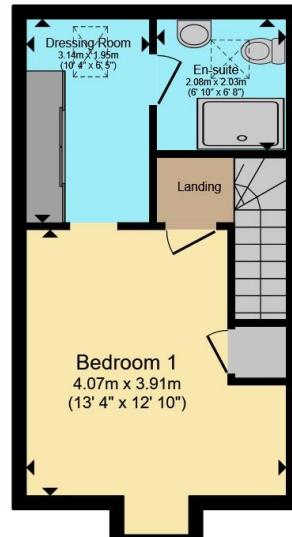




**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 116.6 m<sup>2</sup> (1,255 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)

**Connells**

To view this property please contact Connells on

**T 01664 560 241**  
**E [meltonmowbray@connells.co.uk](mailto:meltonmowbray@connells.co.uk)**

10A High Street  
MELTON MOWBRAY LE13 0TR

EPC Rating: C    Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/MOW307785](http://connells.co.uk/Property/MOW307785)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MOW307785 - 0002