

Connells

Charnwood Drive
Melton Mowbray

Charnwood Drive
Melton Mowbray LE13 0JZ

for sale
£160,000







Property Description

Occupying an attractive position overlooking the park, this spacious three-bedroom, three-storey home is offered to the market with no onward chain and provides an excellent opportunity for buyers seeking a property with scope to modernise and personalise.

The accommodation comprises an entrance hallway, generous dual-aspect lounge with feature fireplace, and a well-proportioned breakfast kitchen fitted with a range of wall and base units, pantry storage, understairs cupboard and access to a useful utility/boiler room.

To the first floor are three bedrooms, a family bathroom with separate WC.

Externally, the property benefits from front gardens and a sizeable private south-facing rear garden, with steps leading down from the kitchen. The lower ground floor provides excellent additional storage space with a range of useful workshop and basement storage rooms.

Early viewing is highly recommended to appreciate the property's generous proportions, outdoor space and sought-after position.

Entrance Hall

With stairs rising to the first floor. Central heating radiator.

Kitchen

With a range of units at eye and base level providing work surface, storage and appliance space. Useful under stairs storage and pantry cupboard. Glazed window and door to rear elevation. Boiler room leading off.

Lounge

A light and airy reception room benefiting from windows to both the front and rear elevations, allowing for plenty of natural light. Featuring a carpeted floor and an attractive fireplace.

Bedroom One

With double glazed window to the front elevation. Central heating radiator and storage cupboard.

Bedroom Two

With double glazed window to the front elevation. Central heating radiator and storage cupboard.

Bedroom Three

With double glazed window to the rear elevation. Central heating radiator and storage cupboard.

Wc

A suite in white comprising of panelled bath with mixer shower over and wash hand basin. Double glazed window to the rear elevation. Chrome towel rail. Separate WC.

Outisde

Externally, the property benefits from front gardens and a sizeable private south-facing rear garden, with steps leading down from the kitchen. The lower ground floor provides excellent additional storage space with a range of useful workshop and basement storage rooms.

Agents Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'







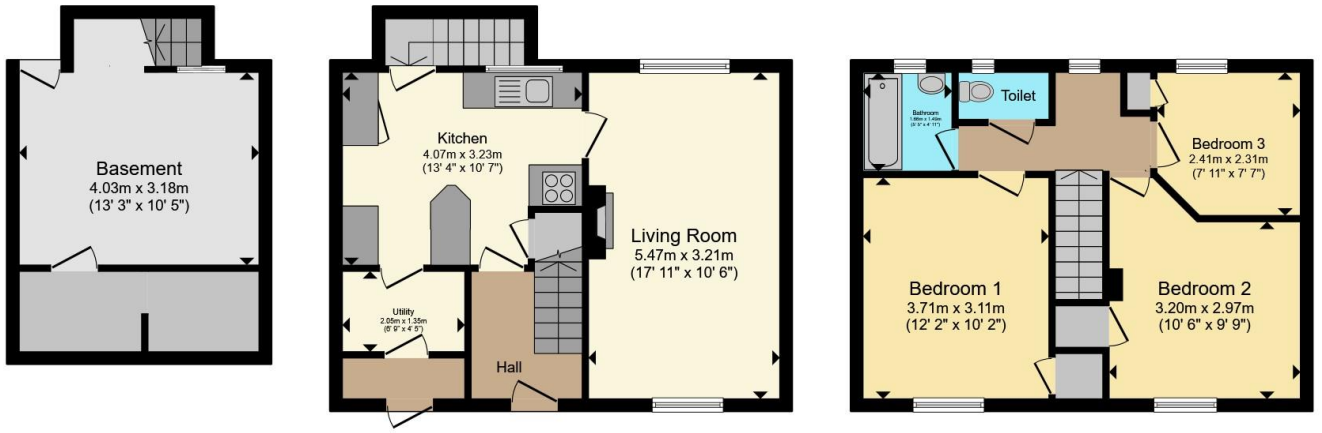












Basement **Ground Floor** **First Floor**

Total floor area 102.8 m² (1,107 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

Connells

To view this property please contact Connells on

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MOW308113

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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.

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