



Connells

Discovery Drive
Melton Mowbray

Discovery Drive Melton Mowbray LE13 1NJ

for sale
£280,000



Property Description

Situated within a well-regarded residential development on the outskirts of Melton Mowbray, 37 Discovery Drive is a beautifully maintained detached family home offering bright, contemporary accommodation arranged over two floors. The property enjoys a corner plot position with an enclosed rear garden and the added benefit of a detached garage and off-road parking positioned to the rear.

The ground floor comprises a welcoming entrance hall with storage and cloakroom/WC, a light-filled front living room, and a modern open-plan dining kitchen to the rear with integrated appliances and French doors opening onto the garden. A separate utility area provides additional practicality and external access.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and en-suite shower room, alongside a stylish family bathroom.

Outside, the property benefits from an enclosed rear garden with lawn and patio seating, plus a detached garage and driveway to the rear. Well presented throughout, the home is ideal for families or professionals seeking a modern detached property in a popular location.

Entrance Hall

A welcoming entrance hall featuring wood-effect flooring, stairs rising to the first floor, useful under-stairs storage and doors leading to the principal ground floor rooms. Finished in soft neutral tones, creating a bright first impression.

Cloakroom/WC

Fitted with a modern two-piece suite comprising a low-level WC and wash hand basin, with tiled splashbacks and extractor ventilation, ideal for guests and everyday family use.

Living Room

A comfortable and well-proportioned reception room located to the front of the property, enjoying excellent natural light from a large window. Finished with wood-effect flooring and neutral décor, providing an inviting space for relaxation.

Open Plan Kitchen/Dining

A spacious open-plan kitchen dining room forming the heart of the home. The kitchen area is fitted with a range of modern wall and base units, wood-effect worktops, integrated oven, gas hob with extractor, dishwasher, and space for further appliances. The dining area enjoys ample room for a table and chairs, with French doors opening directly onto the rear garden, ideal for entertaining and family life.

Utility Room

A practical addition providing additional storage, work surface space and plumbing for laundry appliances, with external access to the rear garden.

First Floor Landing:

A central landing with doors leading to all bedrooms and the family bathroom, finished in neutral décor and softly carpeted. An airing cupboard provides useful storage, while a side elevation window allows for natural light.

Bedroom One

A generous main bedroom located to the front of the property, offering ample space for bedroom furniture. Presented in tasteful neutral tones and enjoying a pleasant outlook.

En-Suite

Modern and well-appointed, comprising a shower enclosure with glass screen, pedestal wash hand basin and low-level WC, complemented by contemporary tiling and fittings.

Bedroom Two

A comfortable second bedroom positioned to the rear of the property, ideal as a child's bedroom, guest room or home office, with ample natural light and space for storage.

Bedroom Three

A further well-proportioned bedroom, perfect

for a nursery, study or additional bedroom, finished in neutral décor with a rear-facing window.

Family Bathroom

Fitted with a modern white three-piece suite comprising a panelled bath with shower over and glass screen, wash hand basin with vanity storage, and low-level WC. Tastefully tiled and well lit by a side-facing window providing natural light.

Outside:

Rear Garden

A private, enclosed rear garden mainly laid to lawn with paved seating areas, offering an excellent space for outdoor dining, entertaining and family use, bordered by brick walls and fencing for privacy.

Garage

Detached single garage situated to the rear of the property, providing secure parking or storage.

Driveway

Off-road parking located to the rear of the property in front of the garage.

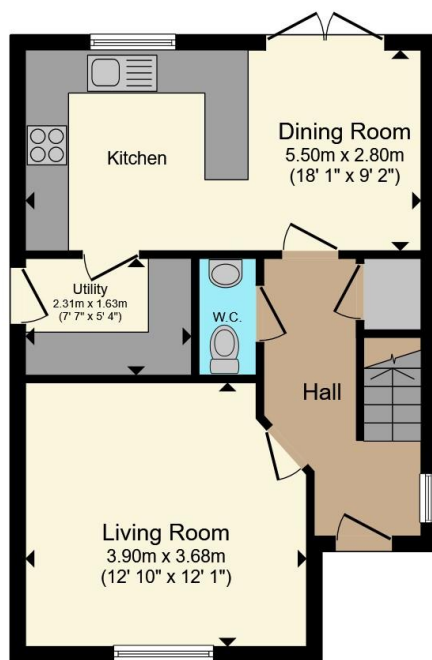
Agent's Note

'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

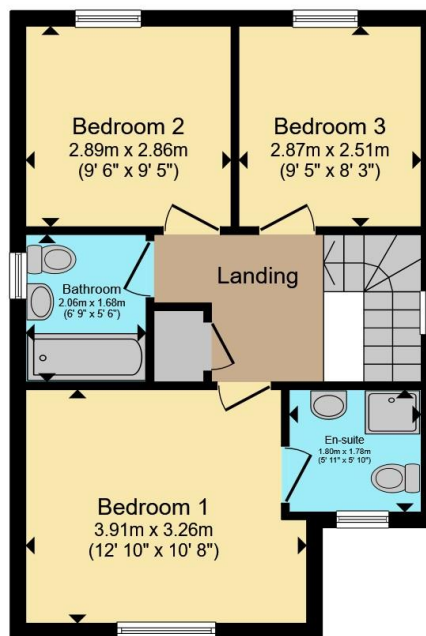




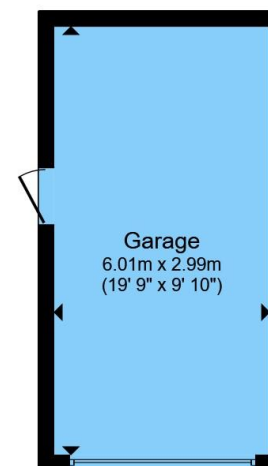




Ground Floor



First Floor



Garage

Total floor area 104.5 m² (1,125 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

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307839



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