



**Connells**

Casterton Road  
Melton Mowbray



# Casterton Road Melton Mowbray LE13 0XZ

for sale  
**£420,000**



## Property Description

Casterton Road is a spacious and well-presented four-bedroom detached home located in a sought-after area of Melton Mowbray. Offering generous accommodation across two floors, the property features a welcoming entrance hall, a bright lounge, a separate dining room, and a modern fitted kitchen with garden access. Upstairs, four bedrooms provide ample family space, complemented by a stylish family bathroom. Outside, the home enjoys a private rear garden perfect for entertaining or relaxing, along with a larger than most driveway providing off-road parking and a garage. Positioned on a popular residential road close to schools, shops, and transport links, this property is ideal for growing families or buyers seeking a detached home with versatile living space.

## Lounge

11' 6" x 13' 11" +bay ( 3.51m x 4.24m +bay )  
Double glazed bay window, carpeted with radiator.

## Dining Space

14' 7" x 9' ( 4.45m x 2.74m )  
Dining area with radiator wrapping around into kitchen.

## Kitchen

10' 9" x 8' 11" ( 3.28m x 2.72m )  
Modern fitted kitchen with storage units, worktops, and access to the garden.

## Utility Room

5' 11" x 5' 7" ( 1.80m x 1.70m )  
Stainless steel sink, work tops and cupboard space, with double glazed UPVC door with rear access.

## Bed 1

12' 9" +Bay x 9' 11" ( 3.89m +Bay x 3.02m )  
Carpetted throughout with double glazed window and radiator.

## Bed 2

11' 4" x 9' 3" ( 3.45m x 2.82m )  
Carpetted throughout with double glazed window, built in wardrobes and radiator.

## Bed 3

8' 5" x 7' 9" ( 2.57m x 2.36m )  
Carpetted throughout with double glazed window, built in wardrobe and radiator.

## Bed 4

10' max x 9' 5" max ( 3.05m max x 2.87m max )  
Carpetted throughout with double glazed window and radiator.

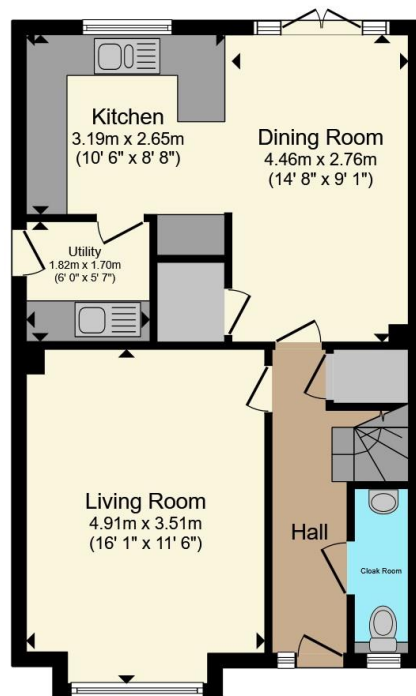




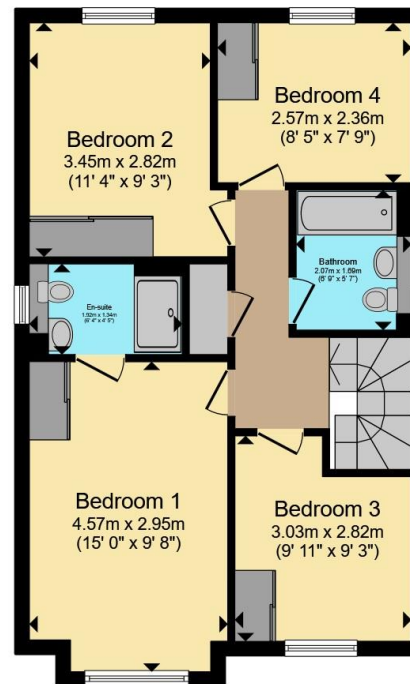








**Ground Floor**



**First Floor**

Total floor area 104.2 m<sup>2</sup> (1,122 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)

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10A High Street  
MELTON MOWBRAY LE13 0TR

EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

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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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