



**Connells**

Discovery Drive  
Melton Mowbray



## 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.

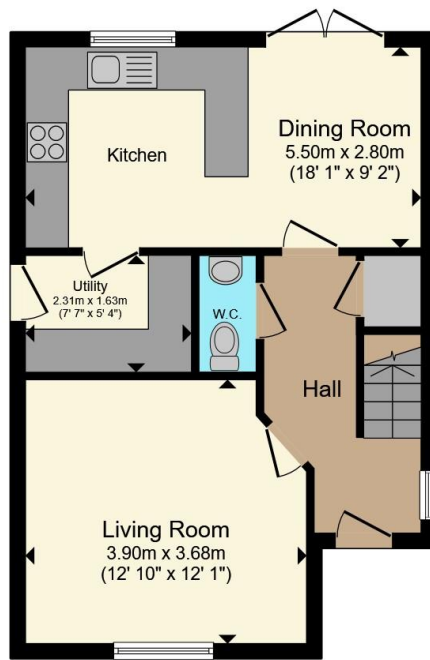
## Driveway

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

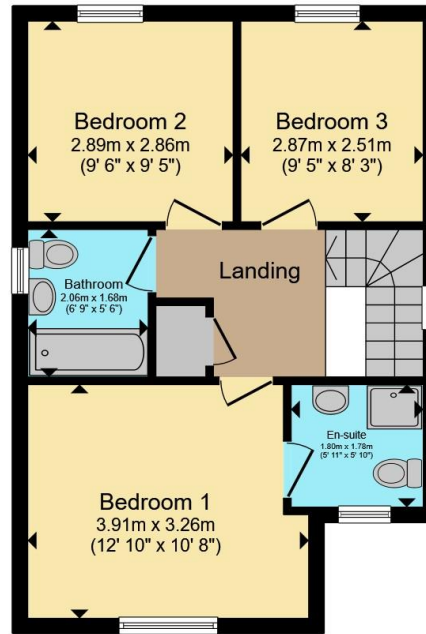




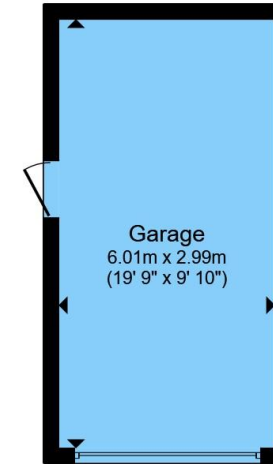




**Ground Floor**



**First Floor**



**Garage**

Total floor area 104.5 m<sup>2</sup> (1,125 sq.ft.) approx

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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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