



**Connells**

Rossiter Close  
Melton Mowbray



## Property Description

Nestled in a quiet cul-de-sac within easy reach of Melton Mowbray town centre, Rossiter Close is a well-maintained two-bedroom mid-terrace home ideal for first-time buyers, downsizers, or investors. The property offers off-road parking, a low maintenance west-facing rear garden, and a practical, modern layout that combines comfort with convenience.

The ground floor features a spacious lounge, a stylish kitchen/diner with integrated appliances, and French doors opening onto the rear garden. A downstairs WC adds further practicality. Upstairs, there are two inviting bedrooms and a well-appointed renovated bathroom with a large shower. With gas central heating and double glazing throughout, this home is move-in ready and located close to shops, schools, and transport links.

## Lounge

12' x 12' 3" ( 3.66m x 3.73m )

Spacious living area with front-facing double glazed window and radiator.

## Kitchen

10' 2" x 12' 2" ( 3.10m x 3.71m )

Stylish fitted kitchen with integrated appliances, dining space, and double glazed French doors to the rear garden.

## Bedroom 1

9' 11" x 12' 2" ( 3.02m x 3.71m )

Front-facing double room with double glazing and radiator.

## Bedroom 2

10' 3" x 10' 2" ( 3.12m x 3.10m )

Rear-facing double room with fitted wardrobe, double glazing and radiator.

## Bathroom

Contemporary three-piece suite with large shower, wash hand basin, radiator and tiling throughout.

## Downstairs Wc

Guest toilet with basin and tiled splashback.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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