



**Connells**

Avon Road  
Melton Mowbray



## Property Description

**\*\*Four-bedroom semi-detached home with driveway, long garage and established rear garden — full refurbishment opportunity\*\***

Positioned on a residential street in Melton Mowbray, Avon Road is a traditionally arranged semi-detached home with a notably spacious footprint and layout suited to family living. The ground floor centres around a bay-fronted living room and a large kitchen which links to a separate dining room and a convenient ground-floor WC. Upstairs, four bedrooms are served by a family bathroom, offering flexibility for work-from-home space or children's rooms.

Externally the property benefits from excellent parking provision, with a forecourt driveway and an extended side garage/carport running the length of the house, ideal for vehicles, storage or workshop use (and offering conversion potential, subject to the usual consents). To the rear, the garden features a patio, lawned area, brick-built barbecue plinth and mature screening, together with older sheds/outbuildings that could be replaced to create a smart outdoor entertaining space.

The interior is currently in dated and poor cosmetic condition and will require a full schedule of works, making it a compelling opportunity for buyers wishing to renovate to their own specification. With its four bedrooms, practical footprint and outside space, the home offers the scale and setting to become a superb, modern family property once improved.

## Agent's Note:

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

## Entrance Porch/Hall

Welcoming entrance porch with access to the inner hall having staircase and access to ground-floor rooms.

## Living Room

Bay-fronted reception with a focal stone fireplace and gas inset fire, ceiling fan, and scope for redecoration. Glazed internal doors lead towards the kitchen/dining area.

## Kitchen/Dining Room

Generous kitchen footprint with fitted wall and base units in dated condition, tiled splashbacks, double oven housing, and window to the side. Ready for a complete refit is this excellent space to design a modern family kitchen.

Separate dining space adjacent to the kitchen with garden access; ideal for open-plan reconfiguration or to serve as a snug/playroom.

## Ground-Floor WC

Practical cloakroom located to the rear, convenient for garden access.

## Bedroom One

Front-facing principal bedroom with bay-style window proportions and good natural light.

## Bedroom Two

Double bedroom overlooking the rear garden.

## Bedroom Three

Single/office room with rear aspect; ideal nursery or study.

## Bedroom Four

Additional single bedroom with front aspect; useful guest room or work-from-home space.

## Bathroom

Rear aspect family bathroom ready for complete modernisation; potential to reconfigure with contemporary sanitaryware, tiling and ventilation.

## Extended Garage/Carport

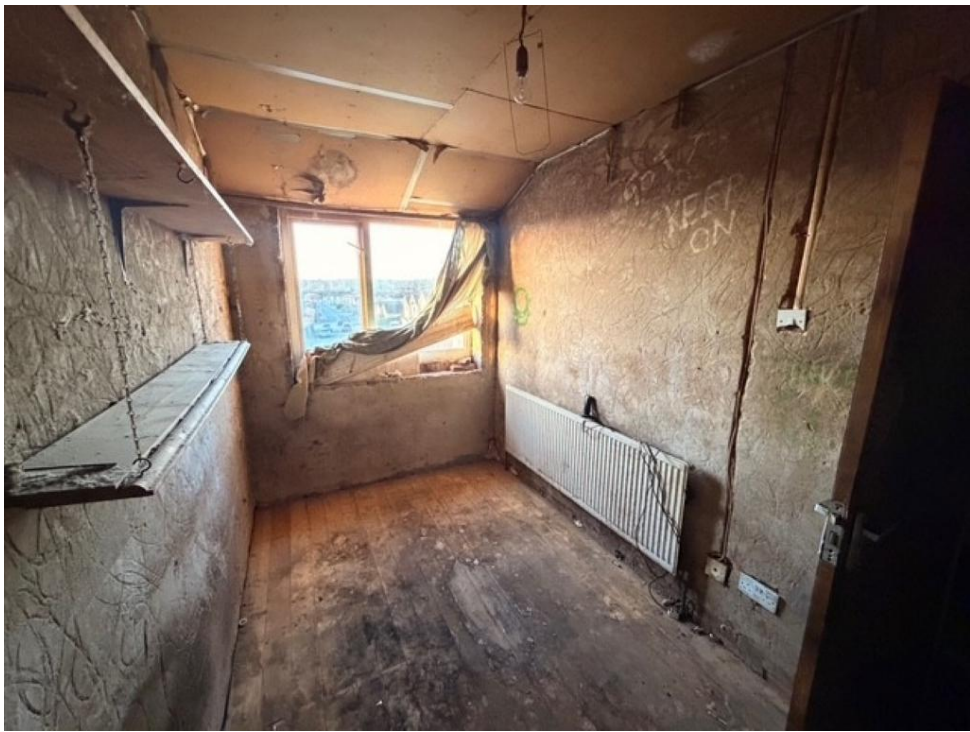
Full-length side garage/carport with front and rear access points, offering abundant storage/workshop space. Potential to convert (subject to planning and building regulations).

## Outside

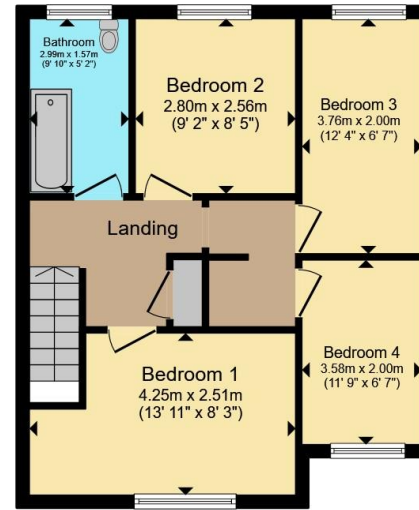
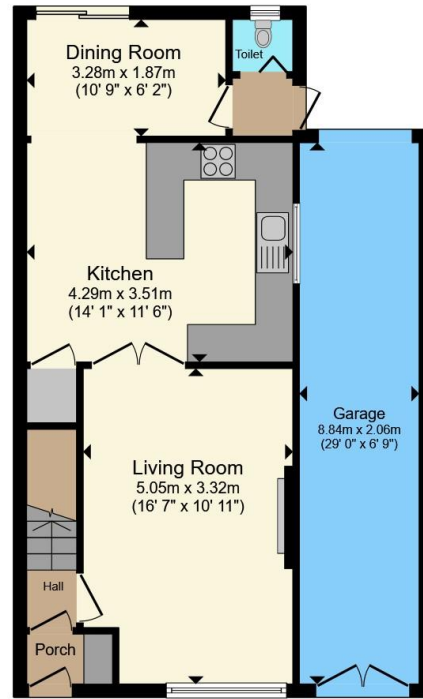
Front: Sloping lawn and wide driveway providing off-road parking; access to the long garage/carport.

Rear: Tiered garden with patio, brick barbecue plinth, steps to lawn, mature trees for privacy, and older sheds/outbuildings—ideal for clearing and landscaping to create a smart, usable outdoor area.









**Ground Floor**

**First Floor**

Total floor area 108.7 m<sup>2</sup> (1,170 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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EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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