



Connells

Wren Close
Melton Mowbray

Wren Close Melton Mowbray LE13 0QE

for sale
£175,000



Property Description

A well-proportioned three-bedroom end-of-terrace family home offering generous living accommodation, a private rear garden, and excellent scope for modernisation, situated in a popular residential area of Melton Mowbray.

The ground floor is entered via a welcoming entrance hall with staircase leading to the first floor and access to a convenient ground floor WC. To the rear, the generous living room enjoys good natural light and features sliding patio doors opening directly onto the rear garden, creating an excellent space for family living and entertaining. A useful built-in store adjoins the living room, ideal for household storage.

The dining kitchen is of an impressive size and fitted with a range of wooden wall and base units, ample worktop space, and room for dining furniture. A large window overlooking the rear garden provides plenty of natural light, making it a practical and sociable hub of the home.

To the first floor, the landing gives access to three well-proportioned bedrooms, including a spacious main bedroom and two further bedrooms suitable for children, guests, or home office use. The accommodation is completed by a family bathroom fitted with a bath, WC, and wash hand basin, complemented by a separate shower enclosure area.

Externally, the property benefits from front and rear gardens. The rear garden is mainly

paved for ease of maintenance and includes a brick-built outbuilding, greenhouse, and fenced boundaries, offering privacy.

Entrance Hall

Accessed via the front door, the entrance hall features wood-effect flooring, a radiator, and staircase rising to the first floor with decorative balustrade. Doors lead to the kitchen, living room and ground floor WC, creating a practical and welcoming central hub.

Kitchen Dining

A spacious and functional dining kitchen fitted with a range of solid wood wall and base units with complementary work surfaces and tiled splashbacks. Integrated and freestanding appliance space includes a gas hob with extractor, oven, washing machine and dishwasher. A window overlooks the rear garden, and there is ample room for a dining table. Vinyl flooring completes the space.

Living Room

A generously proportioned rear-facing living room enjoying excellent natural light via large sliding patio doors opening directly onto the rear garden. The room features patterned carpet flooring, a focal fireplace with surround and hearth, wall lighting and space for both lounge and occasional furniture. A useful adjacent store provides additional storage.



Ground Floor Wc

Fitted with a WC and wash hand basin, with tiled splashbacks and frosted window providing natural light and privacy, ideal for family convenience.

First Floor Landing:

A central landing with doors leading to all three bedrooms and the family bathroom. Finished with carpet flooring, an overstairs storage cupboard and separate airing cupboard.

Bedroom One

Generously sized bedroom overlooking the rear garden, suitable for a double bed or twin layout. Carpeted with a radiator and window allowing good natural light.

Bedroom Two

Another well-proportioned double bedroom, positioned to the front of the property. The room benefits from a large window, radiator, and carpet flooring, offering ample space for bedroom furniture.

Bedroom Three

A versatile third bedroom, ideal for use as a child's room, guest bedroom or home office. Features include carpet flooring, radiator and front-facing window.

Family Bathroom

Fitted with a white suite comprising panelled

bath, pedestal wash hand basin and WC, with a separate enclosed shower area. The room is fully tiled to the walls, includes built-in shelving, radiator, and a frosted window providing natural light and ventilation.

Frontage

The property features a traditional brick-built frontage typical of the surrounding homes, with a clearly defined private approach. To the front is a low-maintenance gravelled garden, retained by timber edging and offering scope for potted planting. Steps with metal handrails lead up to the main entrance, providing a sense of separation from the pavement. As an end-of-terrace home, it also benefits from side access via a gated pathway, adding practicality and convenience. The overall frontage presents a neat and functional appearance, well-suited to easy upkeep.

Rear Garden

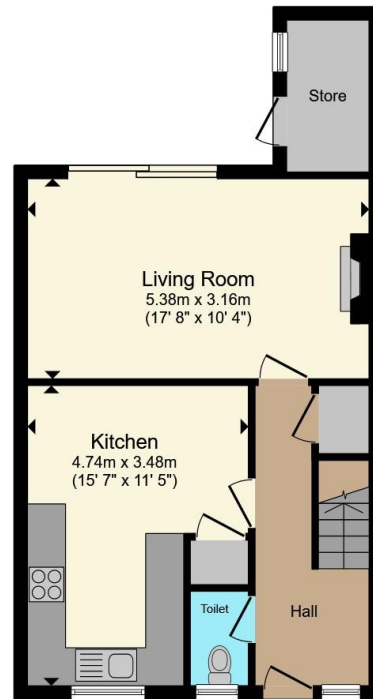
The rear garden offers a private and practical outdoor space, enclosed by timber fencing to provide a good level of privacy. Laid predominantly with paving for ease of maintenance, the garden creates an ideal area for outdoor seating and entertaining, with direct access from the living room via sliding patio doors.

To one side is a brick-built outbuilding, providing useful storage or potential for a workshop, alongside a greenhouse and additional garden storage, appealing to keen gardeners. Raised beds and planted borders add interest, while the layout allows for a variety of uses without being overly demanding to maintain. Overall, the garden is well suited to both relaxation and practical family use.

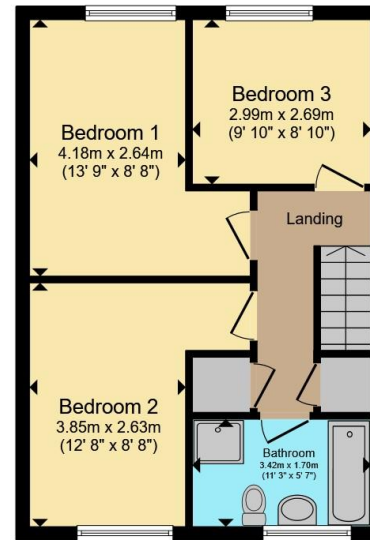








Ground Floor



First Floor

Total floor area 89.3 m² (962 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



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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

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