



Connells

Queensway
Melton Mowbray



Property Description

This beautifully presented three-bedroom semi-detached property has been entirely renovated throughout to a high standard, creating a turnkey home ideal for families, first-time buyers or those seeking modern living in a well-established neighbourhood.

The property opens into a welcoming entrance hall leading to a bright and contemporary living room, flowing through to a separate dining room ideal for family living and entertaining. The modern fitted kitchen features integrated appliances and ample storage, with direct access into a light-filled conservatory overlooking the rear garden.

Upstairs, there are three well-proportioned bedrooms, including two doubles, all finished to an excellent standard. The home further benefits from a stylish shower room and a separate WC.

Externally, the property features a large, fully enclosed rear garden, mainly laid to lawn with paved seating areas, established borders and excellent privacy. To the front, the home enjoys on-street parking immediately nearby and an attractive open aspect.

Located within easy reach of local schools, amenities and Melton Mowbray town centre, this exceptional home combines modern comfort with generous outdoor space in a sought-after residential setting.

Entrance Hall

Accessed via a front porch, the entrance hall provides a welcoming first impression with modern flooring, neutral décor and stairs rising to the first floor. Doors lead to the principal ground floor rooms.

Living Room

A bright and well-presented reception room positioned to the front of the property, featuring contemporary décor, modern flooring and a feature wall. This comfortable space offers ample room for a range of seating furniture and enjoys good natural light.

Dining Room

Located to the rear of the property and open from the living room, the dining room provides an excellent space for family dining and entertaining. Finished in a modern style, it comfortably accommodates a dining table and has easy access to the kitchen.

Kitchen

A stylish, modern fitted kitchen comprising a range of wall and base units with complementary worktops and integrated appliances. Designed for both practicality and appearance, the kitchen offers good preparation space and storage, with a door leading through to the conservatory.

Conservatory

A bright and versatile addition to the ground floor, enjoying pleasant views over the rear garden. The conservatory is ideal for use as an additional sitting area, dining space or hobby room, with double doors opening directly onto the garden.

First Floor Landing:

Providing access to all first floor accommodation, with a window allowing natural light, loft access and doors to bedrooms, shower room and separate WC.

Bedroom One

A well-proportioned double bedroom overlooking the rear garden, presented to a high standard and offering ample space for wardrobes and bedroom furniture.

Bedroom Two

A second double bedroom located to the rear of the property, finished in a modern, neutral décor and offering ample space for bedroom furniture.

Bedroom Three

A good-sized third bedroom to the front aspect of the property, suitable for use as a child's room, guest bedroom or home office, finished in keeping with the rest of the property.

Shower Room

A contemporary shower room fitted with a

modern suite comprising a corner walk-in shower enclosure and wash hand basin, complemented by stylish tiling and fittings. Window to the side elevation, providing natural light and ventilation.

Separate Wc

Fitted with a low-level WC, radiator and window to the side elevation providing natural light and ventilation.

Rear Garden

A generous, enclosed rear garden mainly laid to lawn with paved seating areas and established borders, providing excellent outdoor space for families and entertaining.

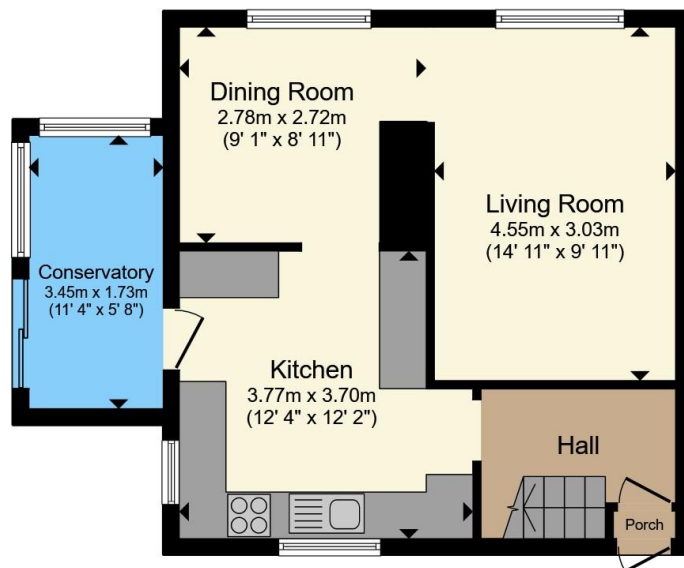
Agent's Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

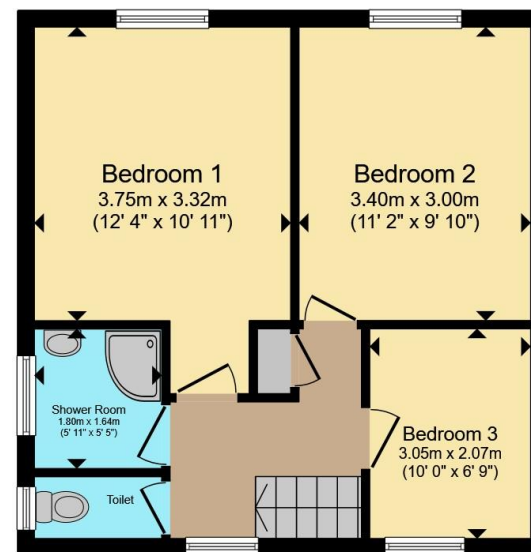








Ground Floor



First Floor

Total floor area 90.7 m² (976 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

Connells

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307919



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