

Connells

Durham Close
Melton Mowbray

Durham Close
Melton Mowbray LE13 0RJ

for sale
£410,000







Property Description

Situated in a sought-after cul-de-sac within Melton Mowbray, this extended four-bedroom detached family home offers generous and versatile living space throughout. Beautifully presented and thoughtfully designed, the property is perfectly suited to modern family life.

The accommodation includes three reception rooms, providing flexibility for a family room, home office or playroom, together with an impressive open-plan kitchen/dining area featuring integrated appliances and ample space for both everyday living and entertaining. A separate utility room adds further practicality.

Upstairs, the property boasts four well-proportioned double bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, complemented by a modern family bathroom.

Outside, a private rear garden provides an ideal space to relax and enjoy outdoor living, while the quiet residential position remains conveniently close to local schools, amenities and transport links.

An excellent opportunity to acquire a spacious family home in one of Melton Mowbray's most desirable residential locations. Viewing is highly recommended.

Ground Floor

Entrance Hall

Welcoming entrance hall providing access to the principal ground floor accommodation.

Living Room

Opening up into the impressive kitchen/diner this living comprises of an electric fireplace, carpet underfoot and a radiator.

Open Plan Kitchen/Dining Room

Impressive open-plan space fitted with a range of modern units and integrated appliances, comprising of integrated wine-cooler, microwave and dishwasher. With two sky lights and bi-folds leading to the garden.

Utility Room

Practical utility with space for both a washing machine and tumble dryer whilst also providing access to the garden.

Office

Versatile home office comprising of a double-glazed bay window to the front and karndean flooring.

Gym

Offering a third reception room, this converted

garage currently being used as a gym with carpet under-foot and a double-glazed window to the front.

Cloakroom

With the added luxury of a downstairs cloakroom you will find a w/c, wash-hand basin, radiator and tiled flooring.

First Floor

Landing

Providing access to the loft, airing cupboard and the bedrooms and family bathroom.

Bedroom One

Generous principal bedroom benefiting from fitted wardrobes and en-suite facilities, comprising of a double-glazed window to the front, radiator, tv aerial point and carpet-underfoot.

En-Suite

Well-appointed shower room serving the principal bedroom, with a double-glazed window to the side, wash-hand basin, electric razor point, radiator and shower cubicle.

Bedroom Two

Double bedroom overlooking the rear aspect, comprising of a double-glazed window to the rear, radiator and carpet under-foot.

Bedroom Three

Double bedroom overlooking the rear aspect, comprising of a double-glazed window to the rear, radiator and carpet under-foot.

Bedroom Four

Double bedroom overlooking the front aspect, comprising of a double-glazed window to the front, radiator and carpet under-foot.

Family Bathroom

Contemporary family bathroom fitted with a three-piece suite, comprising of w/c, wash-hand basin, radiator, double-glazed window to the rear and a walk-in shower.

Exterior

Front & Parking

Situated within a pleasant cul-de-sac setting with off-road parking and access to the property.

Rear Garden

Private enclosed South-facing rear garden providing an excellent space for outdoor entertaining, comprising of an outside tap, patio area and sizeable outdoor storage options.







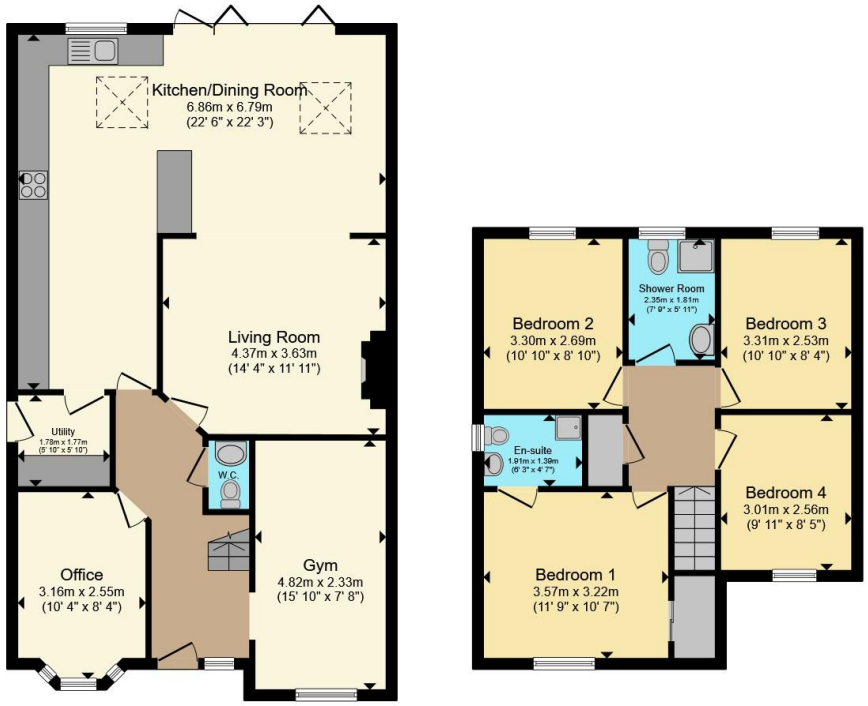












Ground Floor **First Floor**

Total floor area 140.7 m² (1,514 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

To view this property please contact Connells on

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: Awaited

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/MOW308121

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