

4 Baldocks Lane, Melton Mowbray, LE13 1EN

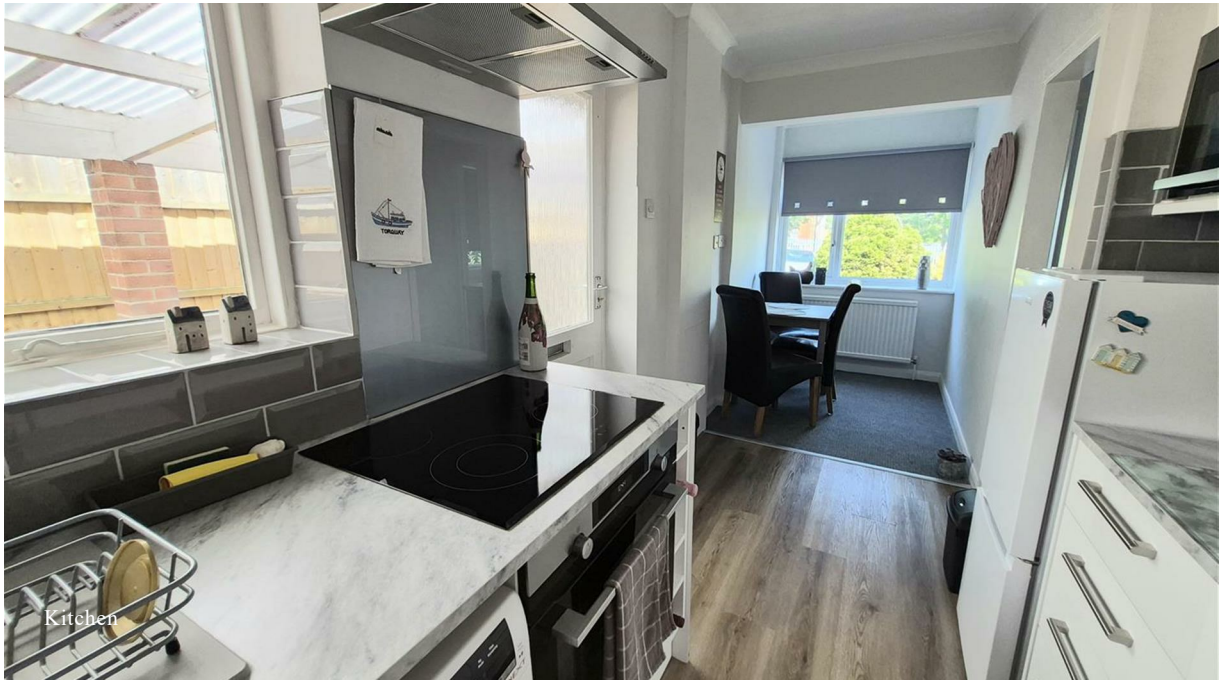
£230,000

4 Baldocks Lane
Melton Mowbray
LE13 1EN

Deceptively spacious and beautifully presented, this detached two-bedroom bungalow sits in a highly sought-after residential pocket on Melton's desirable north side. Featuring a modern kitchen-diner, a bright front lounge, and a fantastic full-width conservatory opening onto private, established gardens, it offers premium single-storey living in a prime location. Viewing is highly recommended.


Living Room


Conservatory


Kitchen



Dining Area

Description

An attractively presented and deceptively spacious detached bungalow situated in a highly desirable residential location on the north side of Melton Mowbray. Positioned on Baldocks Lane, this property offers a fantastic layout featuring a modern galley kitchen, a bright front-facing living room, and two well-proportioned bedrooms to the rear. A particular highlight is the generous conservatory spanning the full width of the property, providing an ideal second reception space that opens directly onto the beautifully maintained, established rear garden. Complete with a modern three-piece shower room, double glazing, and gas central heating, this home is perfect for those looking to downsize without compromising on space or location.

The accommodation is accessed via a welcoming entrance hallway leading into a spacious living room centred around a large front-facing window that floods the room with natural light. The kitchen has been tastefully modernised with a comprehensive range of high-gloss white units, marble-effect worktops, integrated cooking appliances, and sleek grey metro tiling, while also offering a dedicated dining area at the front. To the rear, an inner hallway leads to two comfortable double bedrooms—one of which currently functions as an excellent home office with sliding patio doors transitioning seamlessly into the conservatory. The light and airy conservatory offers a pleasant outlook over the rear lawns and features a grey laminate floor and fitted vertical blinds. Serving the bedrooms is a contemporary shower room featuring full wall tiling, a curved corner glass shower enclosure, a vanity wash hand basin, and a low-level WC.

Externally, the property boasts a beautiful, mature front garden filled with structural shrubs and colourful perennials, alongside a block-paved side driveway providing ample off-road parking. To the rear is a delightful, enclosed garden featuring a neat central lawn, a concrete pathway, a timber garden shed, and carefully stocked flower borders providing an excellent degree of privacy.


Bedroom

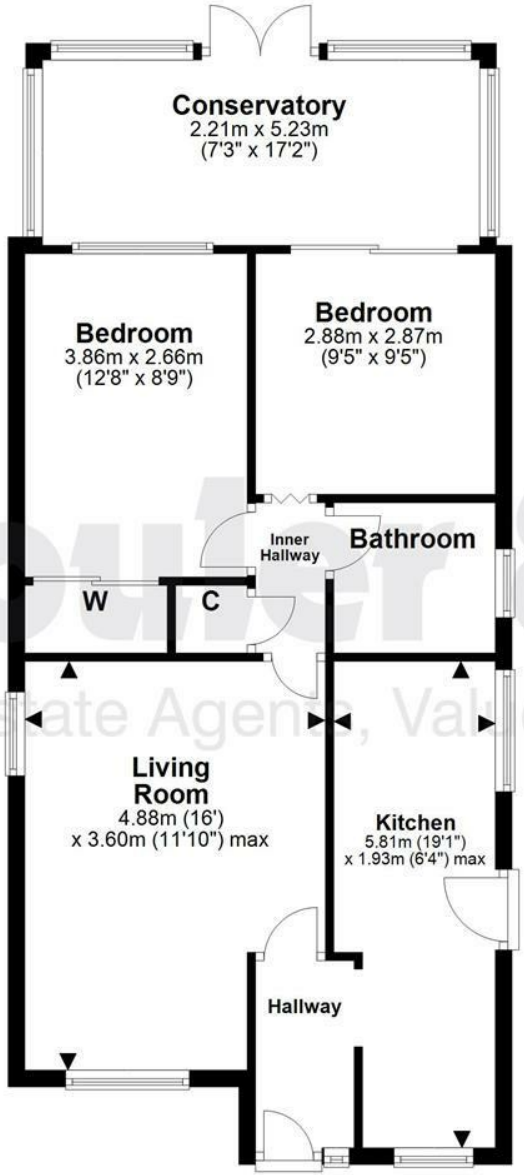

Bathroom


Front


Garden

Ground Floor

Approx. 69.7 sq. metres (749.7 sq. feet)



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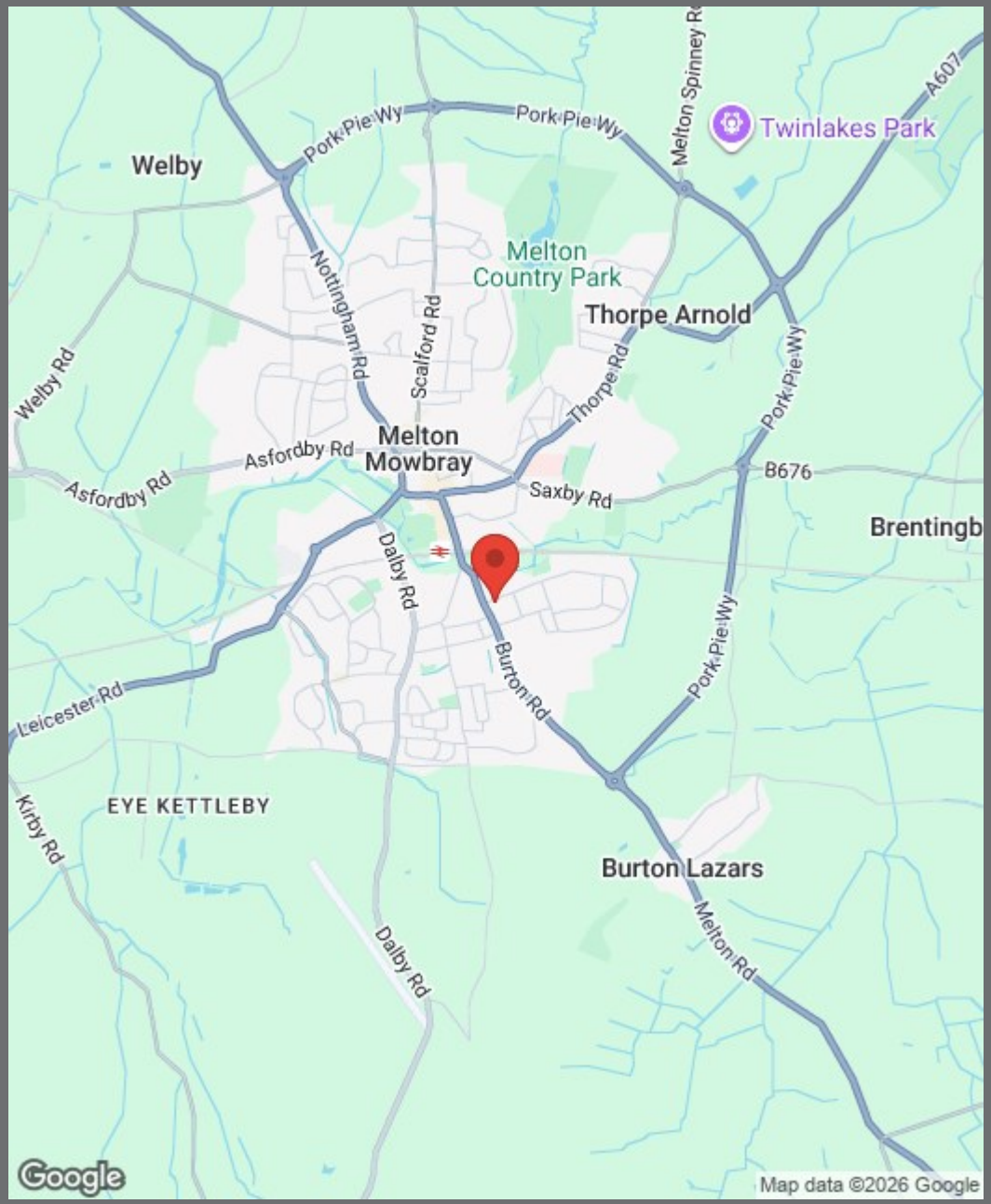
Plan produced using PlanUp.



- Desirable North Side Location: Situated in a highly sought-after residential area of Melton Mowbray.
- Deceptively Spacious Bungalow: Offering a versatile and well-proportioned detached single-story layout.
- Stunning Full-Width Conservatory: Provides a bright, additional reception room overlooking the private rear garden.
- Modernised Kitchen: Fitted with contemporary high-gloss white cabinets and integrated cooking appliances.
- Separate Dining Area: A dedicated space positioned perfectly at the front of the kitchen layout.
- Bright & Inviting Living Room: Features a large front-facing window that gives the primary reception room natural light.
- Two Double Bedrooms: Flexible rear-facing bedrooms, with one featuring direct sliding door access to the conservatory.
- Contemporary Shower Room: Features a clean, fully tiled finish with a modern corner shower cubicle and vanity sink unit.
- Beautiful Established Gardens: Meticulously maintained front and rear gardens with mature shrubs and private borders.
- Ample Off-Road Parking: Block-paved side driveway providing convenient vehicle parking.

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