



Asking Price £225,000 | Freehold

Celandine Drive, Melton Mowbray LE13 0FX





## Key Features & Description

- Three-bedrooms
  - Close to local amenities
  - Walkable distance to centre of town
  - Spacious living room
- 
- EPC Rating C | Council Tax Band B

Situated in a popular residential location, this well-presented three-bedroom end-terraced home offers stylish interiors, practical living space and off-road parking, making it ideal for first-time buyers or young families.

The ground floor comprises a welcoming entrance hall leading into a spacious living room, beautifully finished, creating a warm and inviting space to relax. To the rear of the property is a modern kitchen/diner, thoughtfully laid out with ample worktop and storage space, and room for dining — perfect for everyday family life and entertaining alike. A rear door provides access to the garden.

Upstairs, the property offers three bedrooms. The principal bedroom is a generous double overlooking the garden. Bedroom two provides a comfortable single room, while bedroom three would make an ideal nursery, home office or dressing room. The first floor is completed by a family bathroom fitted with a white suite.

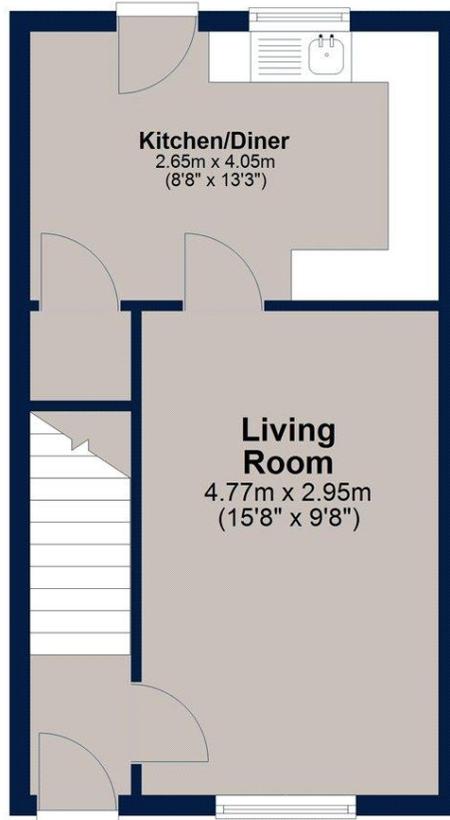
Externally, the property benefits from a driveway providing off-road parking. The rear garden offers a private outdoor space ideal for relaxing or entertaining.





## Ground Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



## First Floor

Approx. 30.7 sq. metres (330.7 sq. feet)



**Total area: approx. 61.2 sq. metres (658.4 sq. feet)**

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. [www.m-photo.pro](http://www.m-photo.pro)  
Plan produced using PlanUp.

### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.