



Campion Place, Melton Mowbray
Offers In Region Of £255,000





A well-presented detached, family home in a quiet cul-de-sac location, on the South Side of Melton Mowbray, within easy walking distance of local schools and the Town centre. Comprising of a living room, kitchen/diner, downstairs cloakroom, three bedrooms, two bathrooms, a garage, driveway and the added bonus of fitted solar panels.

Enter the property via the front door into a hallway with a cloakroom off, comprising of a WC and wash hand basin. The good-sized, bay fronted lounge features a gas fire with surround and is neutrally decorated. Through to the hallway with a handy storage cupboard and door to the south facing dining room with patio doors to the gardens beyond. The well-presented kitchen has a door leading to the garden and houses a good range of shaker style floor and wall units, an integrated eye-level cooker and microwave, gas hob, dishwasher, wood-effect work surfaces and a sink and drainer.

To the first floor, the double master bedroom has a window to the rear aspect and plenty of space for bedroom furniture and an en-suite with a shower cubicle, wash hand basin and WC. The second and third bedrooms are both front facing. The family bathroom finishes the first floor with a bath and shower over, wash hand basin and WC.

Externally, the front garden is mainly laid to lawn with shrubs and a pavement and gate to the rear. The rear garden is very well presented with a gravelled patio, raised flower beds, pond and a raised lawn. The garage and driveway complete the exterior.

Tenure: Freehold



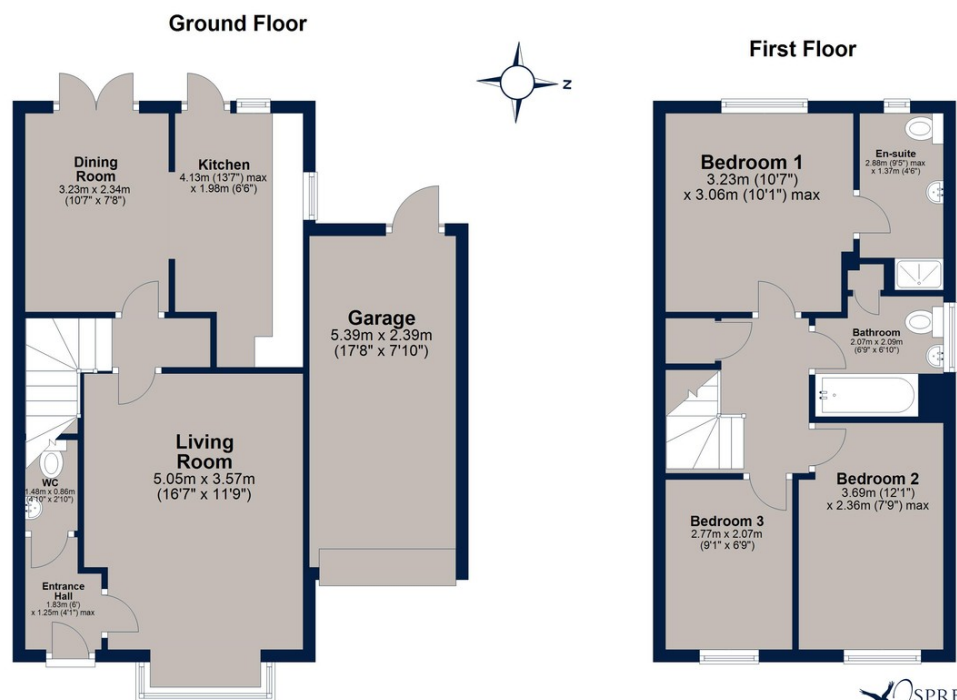


All mains' services
Council Tax Band: D
EPC Rating: D





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Total area: approx. 92.3 sq. metres (993.1 sq. feet)



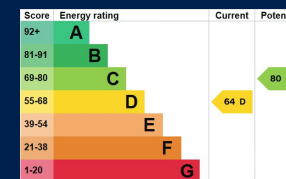
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A well-presented detached, family home on the South Side of Melton Mowbray, sold with no onward chain and easy walking distance to local schools and the Town Centre. Comprising of a living room, kitchen/diner, downstairs cloakroom, three bedrooms, two bathrooms and a garage.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements