



Offers Over £315,000 | Freehold  
Laycock Avenue, Melton Mowbray, LE13 1UL





## Laycock Avenue, Melton Mowbray, LE13 1UL

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- Four-bedroom detached family home
  - Open-plan kitchen/dining room
  - Conservatory
  - Downstairs WC
  - Principal bedroom with en-suite
  - Integral garage
  - Ample off-road parking
  - Walking distance to Melton Country Park
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Situated in a highly sought-after position on Laycock Avenue, just a short walk from Melton Country Park, this spacious four-bedroom detached family home offers versatile accommodation, generous off-road parking, an integral garage and a private rear garden - making it an ideal home for growing families.

The accommodation begins with a welcoming entrance hall, providing access to a convenient downstairs WC and the integral garage.

To the front of the property is a bright and comfortable living room, whilst to the rear, the modern open-plan kitchen/dining room provides an excellent space for family life and entertaining, with French doors leading into a generous conservatory overlooking the rear garden.

To the first floor, the property offers four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom.





 SPREY  
PROPERTY





Externally, the property enjoys a large resin driveway providing ample parking for several vehicles, alongside access to the integral garage.

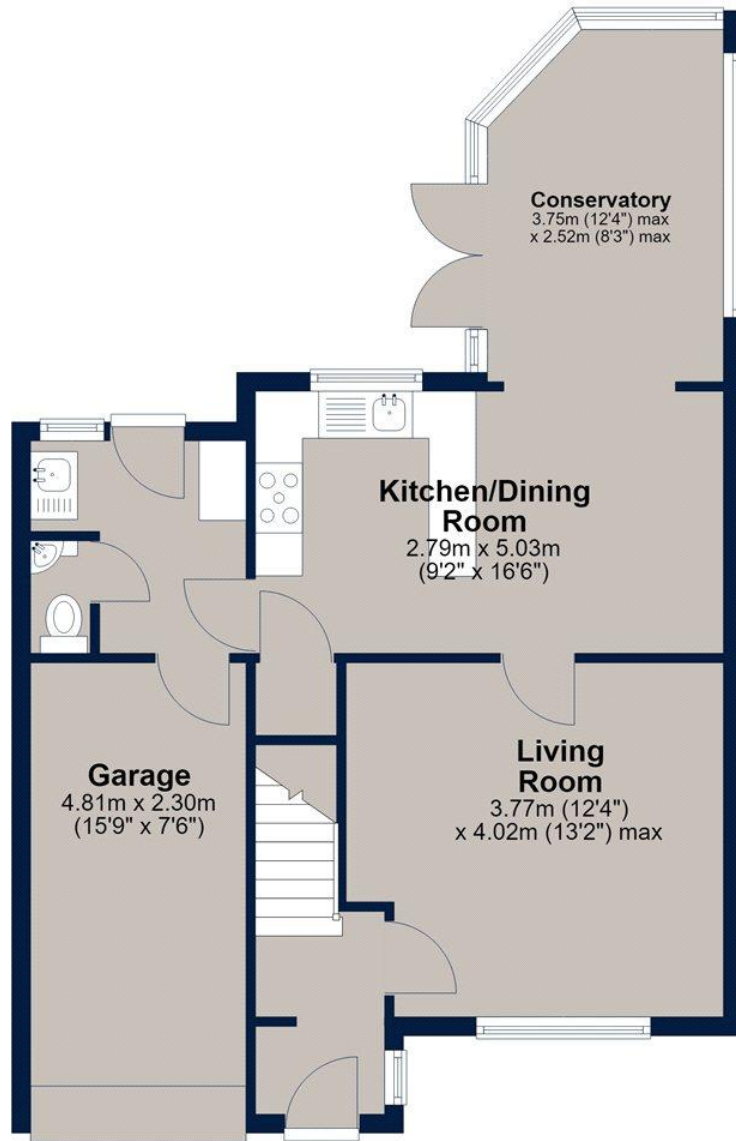
The enclosed rear garden offers a private space to relax, entertain or enjoy family time.

Located within one of Melton Mowbray's most desirable residential areas, the property is perfectly positioned for access to Melton Country Park, local schools, everyday amenities and transport links, making it an excellent choice for commuters and families alike.



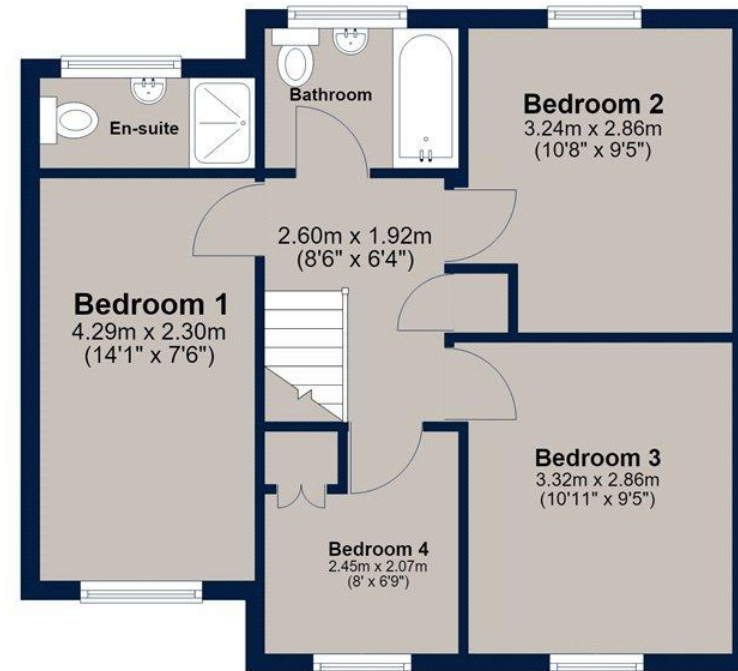
## Ground Floor

Approx. 61.1 sq. metres (657.4 sq. feet)



## First Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



Total area: approx. 107.3 sq. metres (1155.3 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.

## Key Information

Local Authority - Melton Borough Council

Council Tax Band - C

Tenure - Freehold

EPC Rating - To be confirmed



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