



Offers in excess of £490,000 | Freehold

Carnegie Crescent, Melton Mowbray, Leicestershire, LE13 1RP





Carnegie Crescent, Melton Mowbray, LE13 1RP

- Guide Price- £490,000-£525,000
 - Four-bedroom/Five-bedroom detached family home
 - Downstairs WC
 - Principal bedroom with en-suite
 - Solar Panels
 - Extensive Driveway
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Situated in the highly sought-after Carnegie Crescent, this spacious four-bedroom detached family home offers over 1,700 sq. ft. of versatile living accommodation, a substantial driveway providing ample off-road parking, a beautifully established rear garden and the added benefit of solar panels, helping to improve the property's energy efficiency.

The accommodation begins with a welcoming entrance hall leading through to a bright and spacious living/dining room, creating an ideal space for both everyday family life and entertaining.

Double doors open into the delightful sun room, which enjoys attractive views over the rear garden and provides an additional reception area to relax throughout the year.

The fitted kitchen/breakfast room offers plenty of worktop and storage space with room for informal dining, whilst a useful downstairs WC adds convenience.



SPREY
PROPERTY





A notable feature of the property is the converted double garage, where part of the original garage has been thoughtfully transformed into a versatile home office or study, making it ideal for those working from home. The remaining section continues to provide secure garage storage.

To the first floor, the property offers four well-proportioned bedrooms.

The generous principal bedroom benefits from fitted wardrobes and its own en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys excellent kerb appeal with a substantial frontage and an extensive driveway providing parking for multiple vehicles.

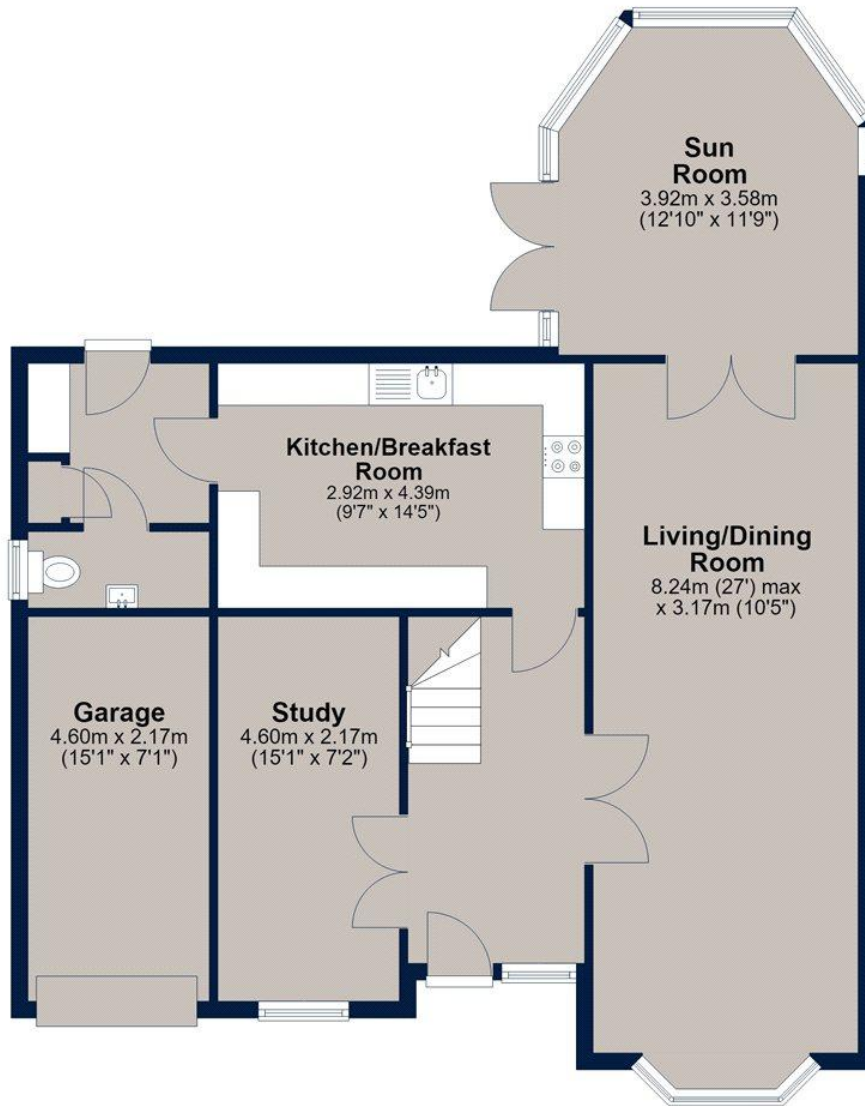
To the rear is a beautifully maintained and established garden featuring mature planting, lawned areas and patio seating spaces, creating a peaceful setting for outdoor entertaining and family enjoyment.

Located within a popular residential development, the property is well placed for local schools, amenities and transport links, making it an excellent choice for growing families seeking both space and convenience.



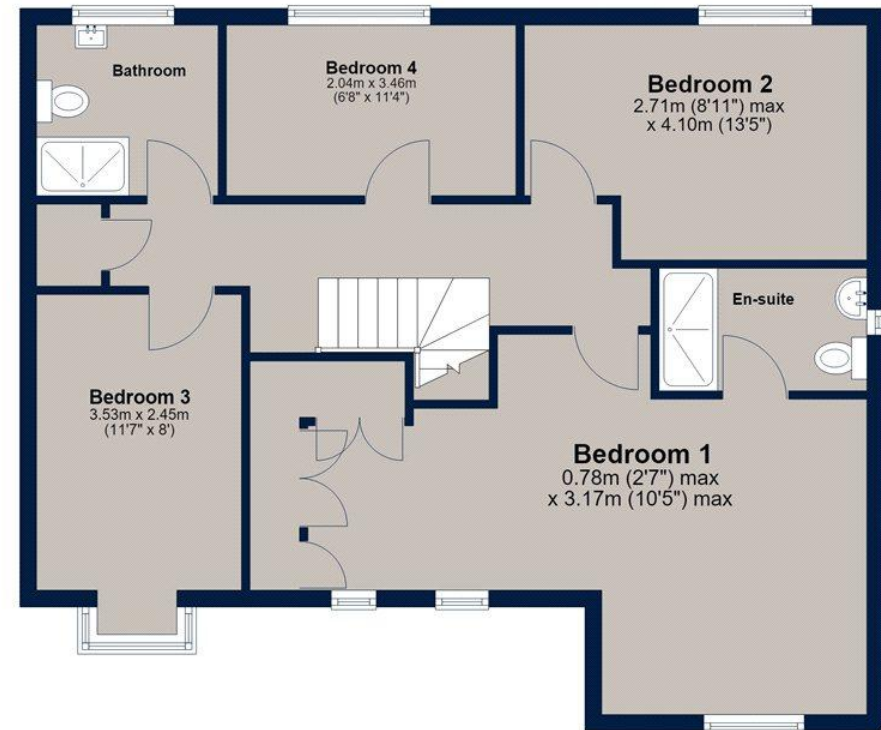
Ground Floor

Approx. 90.2 sq. metres (970.6 sq. feet)



First Floor

Approx. 72.2 sq. metres (776.9 sq. feet)



Total area: approx. 162.3 sq. metres (1747.5 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
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Key Information

Local Authority
Melton Borough Council

Council Tax
Band = E

Tenure
Freehold

EPC
Rating = To be confirmed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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