



Asking Price £395,000 | Freehold

Churchill Close, Melton Mowbray, LE13 1UW





Churchill Close, Melton Mowbray, LE13 1UW

- Sought-after location on Churchill Close, Melton Mowbray
 - Detached four-bedroom family home
 - Set back from the road with a generous private driveway
 - Ample off-road parking
 - Double garage with internal access
 - Entrance porch
 - Downstairs WC
 - Spacious kitchen
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Situated on the quiet and peaceful Churchill Close, Melton Mowbray, this beautifully presented four-bedroom detached family home enjoys a tucked-away position, set back from the road with a spacious driveway providing ample off-road parking, along with a double garage.

The property welcomes you through a practical entrance porch, leading into a bright and well-planned ground floor.

Off the hallway is a convenient downstairs WC, followed by a well-appointed kitchen.

Adjacent to the kitchen is a generous dining room, ideal for family meals and entertaining, which flows into a spacious living room.

The conservatory comes off the living room and provides additional living space and enjoys views over the garden, with the added benefit of internal access to the double garage.









 SPREY
PROPERTY

Outside, the impressive rear garden is a real highlight of the home.

Exceptionally spacious and enjoying plenty of sunshine throughout the day, it offers ample room for outdoor entertaining, and multiple seating areas to relax and unwind.

Upstairs, the property offers four well-proportioned bedrooms, making it an ideal choice for growing families.

The generous principal bedroom benefits from its own en-suite shower room, complete with a shower, WC and wash basin.

The remaining three bedrooms are served by a modern family bathroom featuring a bath with shower over, WC and wash basin.

Ideally located, the property is within easy walking distance of Melton Country Park, offering beautiful walks.

Melton Mowbray town centre is also just a short stroll away, providing a wide range of shops, cafés, restaurants, schools and everyday amenities.

Combining generous living accommodation, excellent outdoor space and a desirable location, this wonderful home presents a fantastic opportunity for families.



Ground Floor

Approx. 91.1 sq. metres (980.5 sq. feet)



First Floor

Approx. 55.0 sq. metres (591.9 sq. feet)



Total area: approx. 146.1 sq. metres (1572.4 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
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Key Information

Local Authority - Melton Borough Council

Council Tax Band - E

Tenure - Freehold

EPC Rating - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	73 C
39-54	E		
21-38	F		
1-20	G		



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