



Offers Over £230,000 | Freehold
Cornwall Place, Melton Mowbray, LE13 0BE





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- Three-bedroom semi-detached property
 - Well-presented throughout
 - Spacious open-plan kitchen/dining room
 - Comfortable living room with feature fireplace
 - Two double bedrooms and a further bedroom
 - Generous block-paved driveway
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A beautifully presented three-bedroom semi-detached home, offering well-proportioned accommodation, a modern kitchen/dining room and a generous driveway, situated in a popular residential area of Melton Mowbray.

Upon entering, the property opens into a welcoming entrance hall with stairs rising to the first floor and access to the principal living spaces.

The living room is a bright and comfortable reception room, featuring a charming fireplace and large front-facing window, creating a warm and inviting space for relaxing.

The kitchen/dining room is a particular highlight, offering a generous open-plan space with a modern range of fitted wall and base units, integrated appliances and ample worktop space.

The dining area provides plenty of room for a family dining table, making this a practical and sociable space for everyday living and entertaining.









To the first floor are three bedrooms, comprising two well-proportioned double bedrooms and a further bedroom, ideal for a child's room, home office or dressing room.

The accommodation is completed by a contemporary family bathroom with a bath and separate shower area, vanity unit and WC.

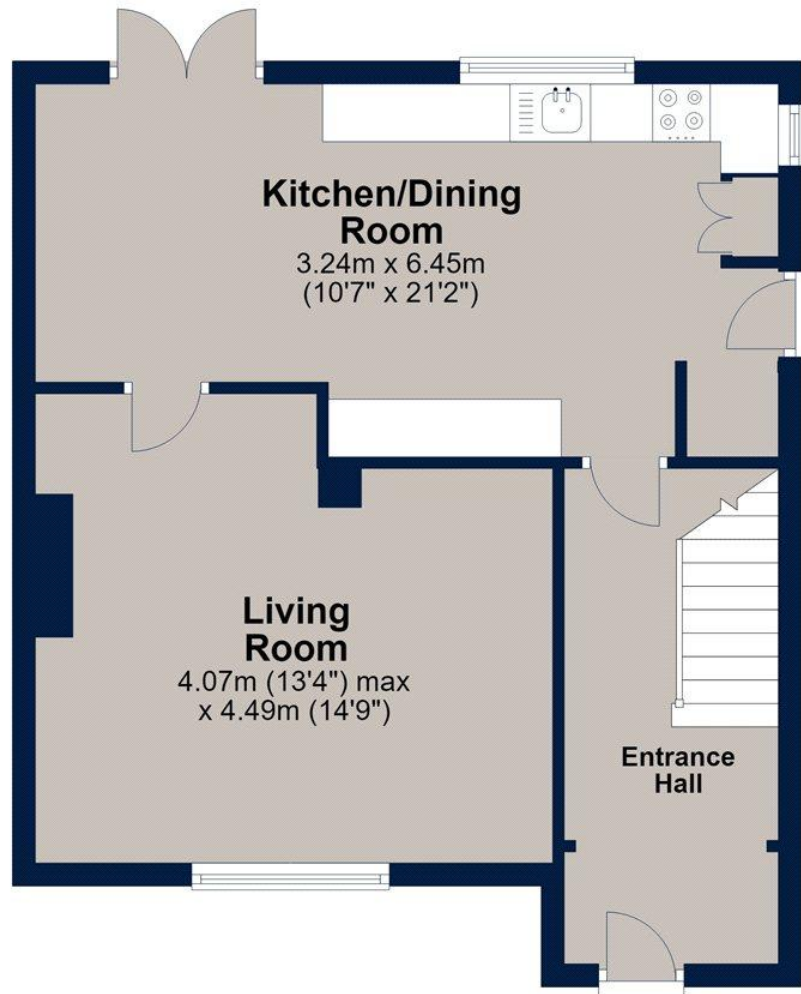
Externally, the property benefits from a substantial block-paved driveway to the front, providing excellent off-road parking for several vehicles, alongside a fenced frontage offering a good degree of privacy.

An excellent opportunity for first-time buyers, families or those looking for a well-presented home with spacious and versatile accommodation



Ground Floor

Approx. 45.2 sq. metres (487.1 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



Total area: approx. 89.2 sq. metres (960.0 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 - A

Tenure - Freehold

EPC Rating - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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