



Offers Over £415,000 | Freehold
Field Close, Melton Mowbray





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- Cul de Sac Location
 - Close to Town Centre
 - Underfloor Heating
 - Open Plan Living Space
 - 3 Double Bedrooms
 - Log Burner
 - Garage and Driveway
 - Generous Corner Plot
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Set in a peaceful position just a short distance from Melton Mowbray, this beautiful family home offers a wonderful blend of modern living and generous size.

On entering the property, you are greeted by a spacious entrance hallway, creating an immediate sense of light and space.

To the right is a versatile home office, providing the perfect environment for working from home, or this generous room could easily be adapted into a quiet room, snug or additional seating area to suit your lifestyle.

A convenient downstairs WC is also located off the hallway.

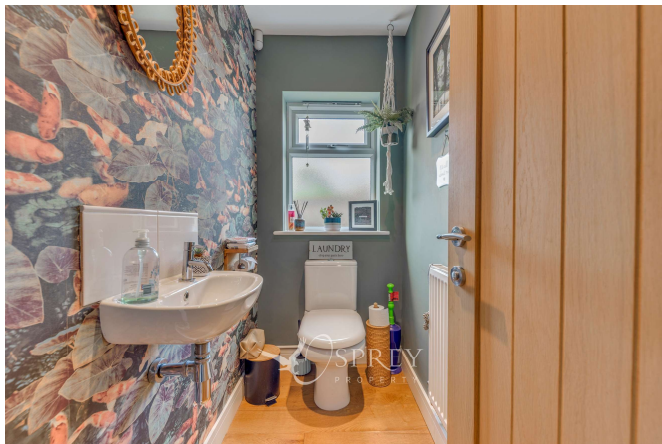
The real highlight of this wonderful property is the beautiful open-plan kitchen and dining space.

Designed with family life and entertaining in mind, the kitchen diner provides a generous and sociable area ideal for entertaining.





 SPREY
PROPERTY





Large bi-fold doors open directly onto the garden, creating a seamless connection between the inside and outside spaces and making this ideal for summertime.

The kitchen also benefits from a useful separate utility room, providing practical additional storage and workspace.

Positioned at the front of the property is the inviting family living room, offering a cosy space away from the open-plan kitchen and dining area, with a beautiful log burner to give it that extra cosy feeling.

The ground floor benefits from underfloor heating, adding an extra level of comfort throughout the living spaces.

Upstairs, there are 3 generous size bedrooms, the master bedroom being particularly spacious, featuring an en-suite shower room and a dedicated dressing area with a walk-in wardrobe.

The second and third bedrooms are both generous double rooms, offering excellent accommodation for children, guests or those requiring additional space for hobbies or working from home.

They are served by a beautifully appointed family bathroom, complete with a freestanding bath and separate shower.

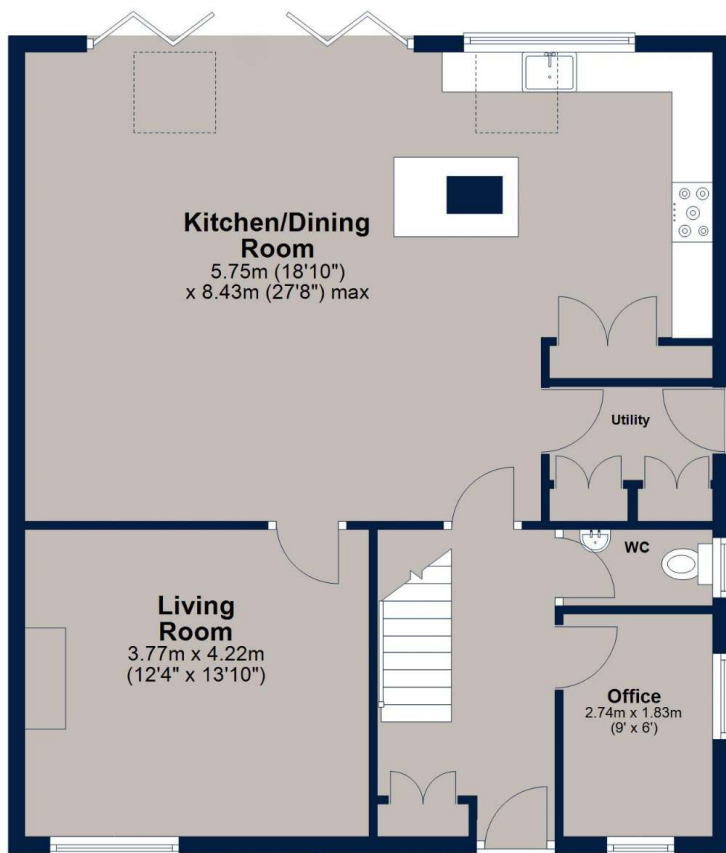
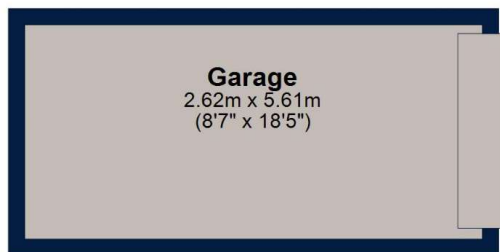
Outside, the property enjoys a beautifully presented rear garden, with several seating areas providing the perfect setting for outdoor dining, entertaining or simply enjoying the peaceful surroundings.

The property also benefits from a single garage and driveway, providing useful off-road parking, while the attractive front garden adds to the home's overall kerb appeal.



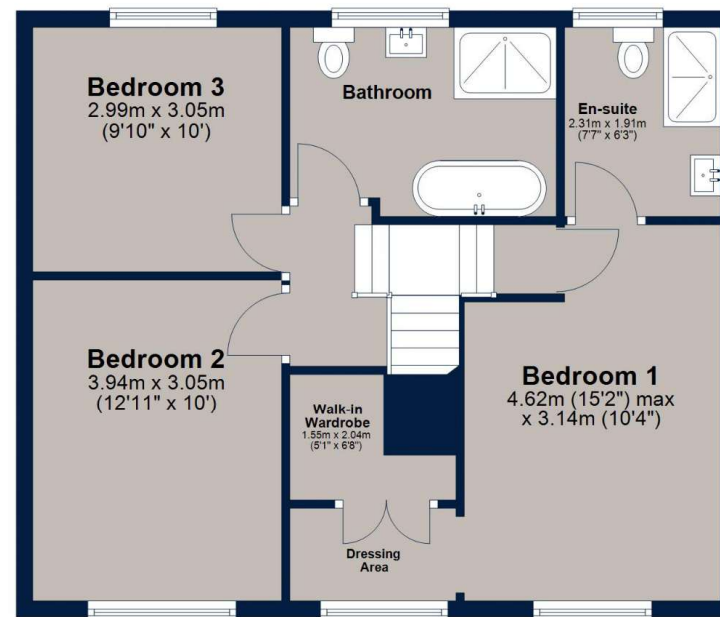
Ground Floor

Approx. 95.7 sq. metres (1030.6 sq. feet)



First Floor

Approx. 59.1 sq. metres (636.0 sq. feet)



Total area: approx. 154.8 sq. metres (1666.6 sq. feet)

Key Information

Local Authority
Melton Borough Council

Council Tax
Band = C

Tenure
Freehold

EPC
Rating = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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