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Wicklow Avenue, Melton Mowbray

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 3

A spacious three-bedroom semi-detached home with generous living accommodation, off-road parking, garage and an enclosed rear garden, situated in an established area of Melton Mowbray.

- Spacious Semi-Detached Home
- Bay-Fronted Living Room
- Enclosed Rear Garden
- Off-Road Parking
- Generous Ground-Floor Accommodation
- Scope to Personalise & Improve
- Substantial Attached Garage
- Approx. 1,366 Sq. Ft. Including Garage
















Property Type: Semi Detached House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 3

Situated in an established residential area of Melton Mowbray, this spacious three-bedroom semi-detached home offers particularly generous and versatile ground-floor accommodation, together with off-road parking, a garage and an enclosed rear garden.

The property is entered via a porch into the entrance hall, with stairs rising to the first floor. The ground floor provides an excellent amount of living space, with a separate lounge featuring a bay window to the front, together with a sitting room which opens through into the dining room. French doors from the dining area provide direct access to the rear garden.

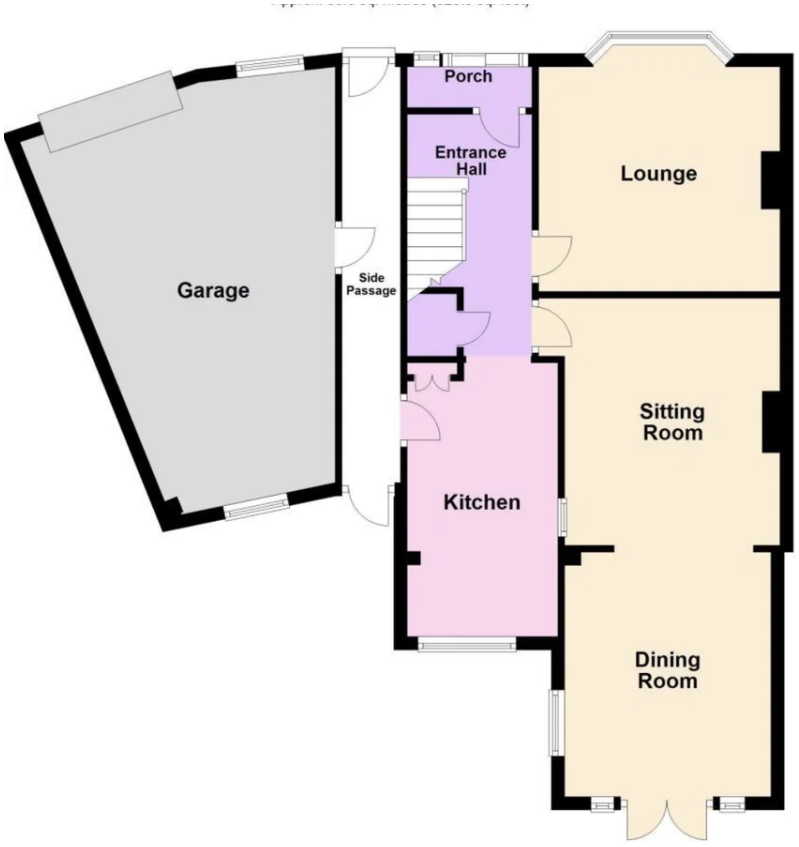
The kitchen is positioned centrally within the home and is fitted with a range of wall and base units, work surfaces and space for appliances, with access through to the side passage and garage.

To the first floor are three bedrooms, including two particularly well-proportioned double rooms, alongside a family bathroom and separate WC.

Outside, the property benefits from off-road parking to the front and a substantial attached garage providing useful parking and storage space. To the rear is an enclosed garden, predominantly laid to lawn with established planting, raised beds and a paved seating area.

Offering approximately 1,366 sq. ft. in total including the garage, 3 Wicklow Avenue provides a generous and adaptable home with excellent potential for a purchaser to personalise and improve to their own requirements.

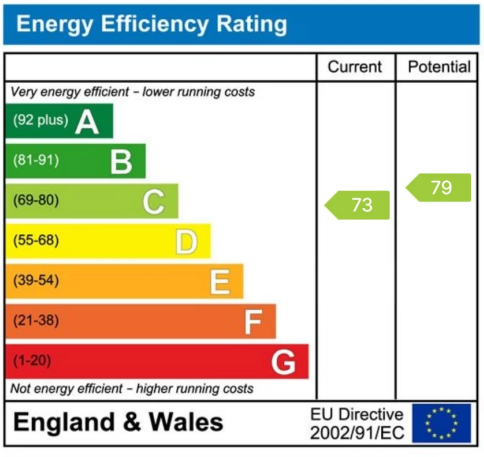
Situated in a well-established residential area of Melton Mowbray, the property is conveniently placed for the town centre, local schools and everyday amenities, with good road links providing access to Leicester, Nottingham and the surrounding countryside.



Total area: approx. 127.0 sq. metres (1366.6 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.





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