



41 Clark Drive, Melton Mowbray, LE13 1HU

£229,950

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

**41 Clark Drive  
Melton Mowbray  
LE13 1HU**

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A fantastic opportunity to acquire this well-presented and modern **THREE** bedroom semi detached home situated on a popular estate on the north side of Melton Mowbray.





Bedroom



Bedroom

## Description

The property is entered through an entrance hall featuring a radiator and a staircase leading to the first floor. The spacious lounge/dining room offers a comfortable living area with a charming brick fireplace fitted with an electric fire, an under-stairs storage cupboard, and two radiators providing warmth throughout.

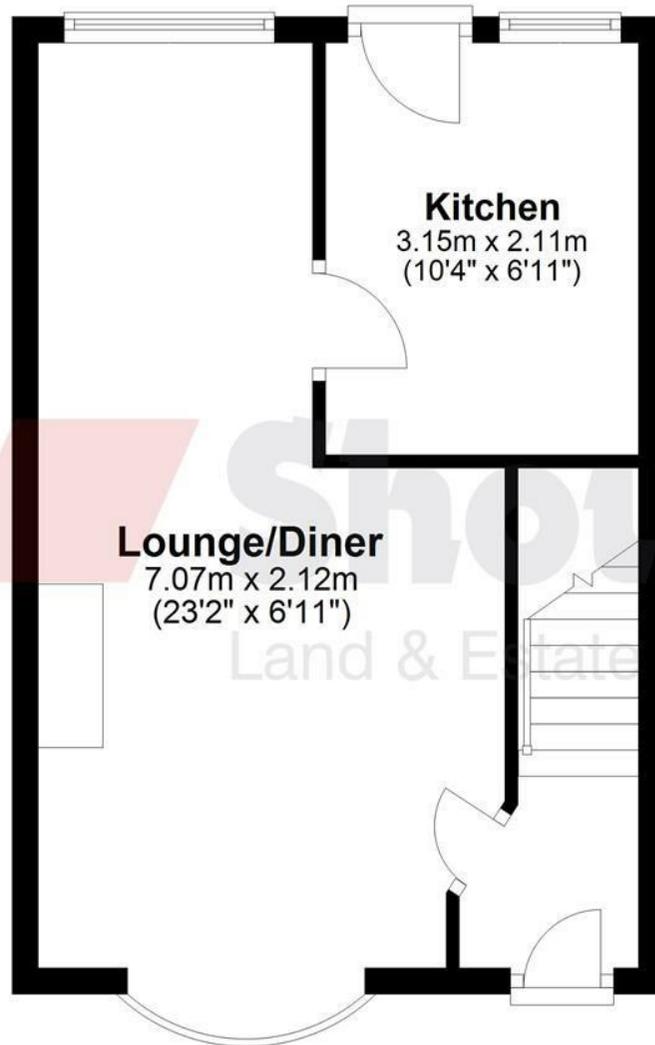
The modern fitted kitchen is well equipped with a range of high-gloss cream wall and base units complemented by woodblock-style work surfaces. It includes an inset stainless steel sink and drainer, an inset hob with an electric oven below and a brushed steel cooker hood above, along with attractive tiled splashbacks. There is space and plumbing for a washing machine, space for a fridge/freezer, a radiator, and a wall-mounted gas central heating boiler.

Stairs lead to the first-floor landing, which provides access to three bedrooms and the bathroom. Bedroom one and bedroom two each feature a radiator, while bedroom three includes a built-in airing cupboard housing the hot water cylinder as well as a radiator. The bathroom is fitted with a white suite comprising a WC, a wash basin with a vanity cupboard below, and a panelled bath with a power shower over. It is finished with ceramic tiled splashbacks and flooring, along with a radiator.

Outside, the property benefits from a gravelled front garden and a driveway to the front leading to a detached single brick-built garage. To the rear, there is a private garden featuring a patio area and an astro-turfed section, providing a low-maintenance outdoor space ideal for relaxing or entertaining.

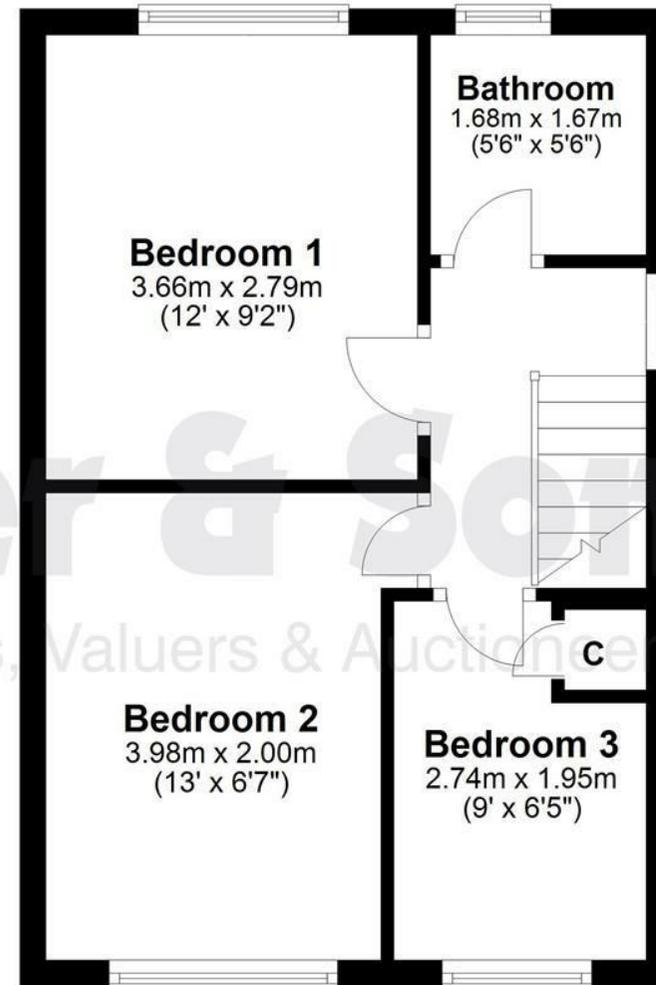
## Ground Floor

Approx. 32.1 sq. metres (345.0 sq. feet)



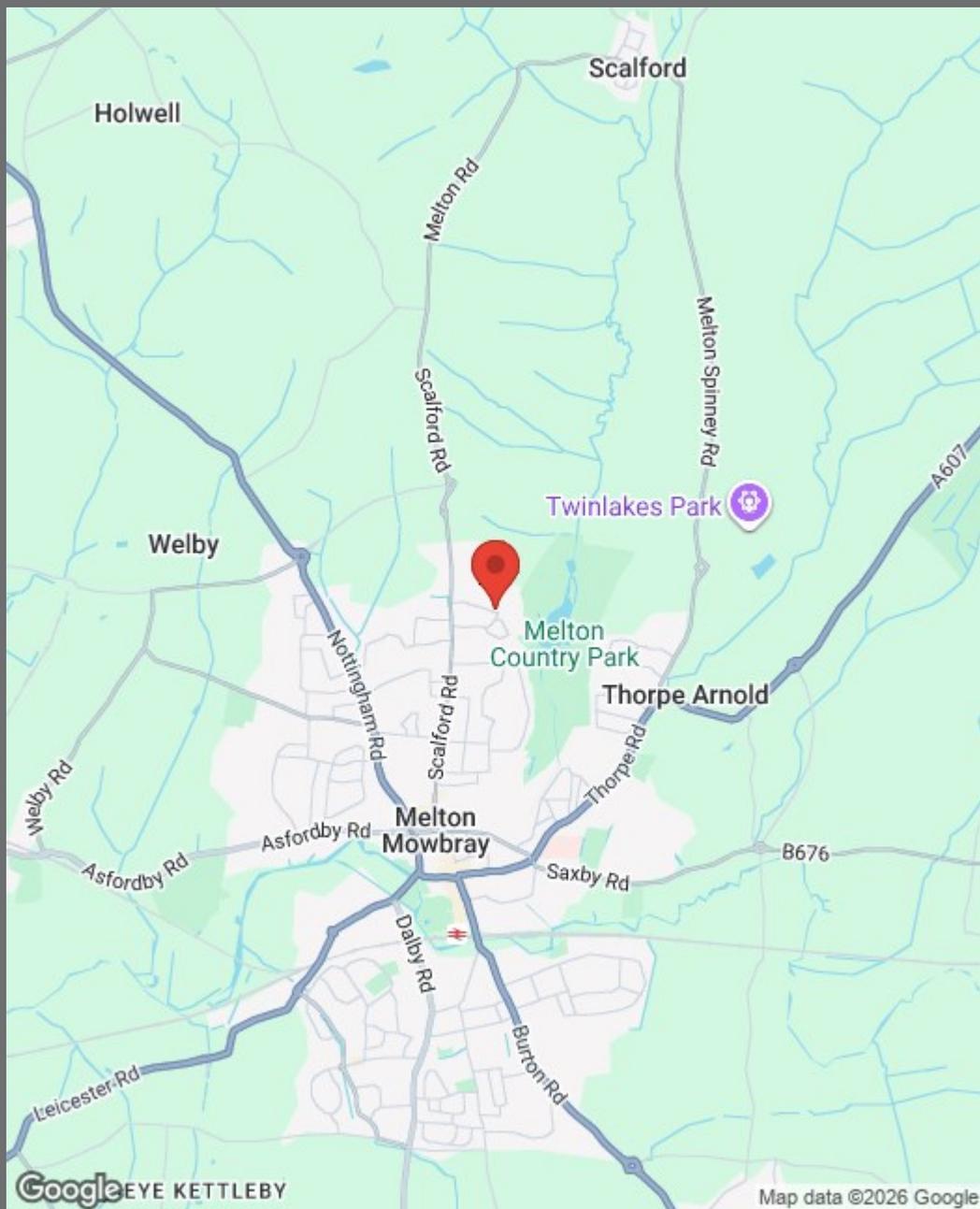
## First Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.

Plan produced using PlanUp.



Garden

- CLOSE TO COUNTRY PARK
- POPULAR ESTATE
- THREE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- UPVC DOUBLE GLAZING
- GAS FIRED HEATING
- OFF STREET PARKING
- SINGLE GARAGE
- SEMI DETACHED PROPERTY



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