



20 Colville Road, Melton Constable

Guide Price £190,000 - £210,000

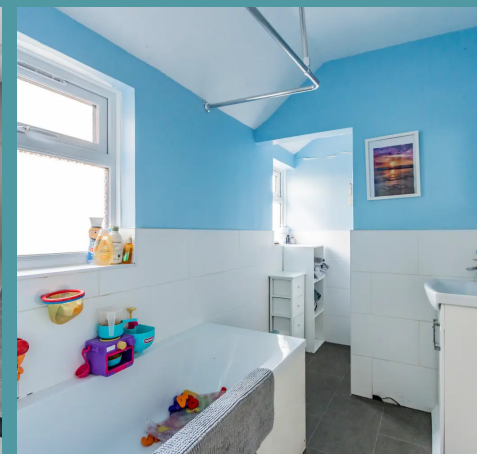
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Melton Constable, Melton Constable

This inviting home in Thornage welcomes you with a cosy living room featuring plush carpeting and a feature fireplace, setting a comfortable tone throughout. The spacious, well-appointed kitchen offers ample storage and meal preparation space, complemented by a convenient breakfast/dining area. Upstairs, three good-sized bedrooms provide comfort and privacy, while outside, a low-maintenance garden plot and off-road parking complete the practical and inviting features of this charming property.

THE LOCATION

Nestled in the heart of Melton Constable, 20 Colville Road offers an ideal location for those seeking a tranquil village lifestyle. This quiet village setting provides the perfect retreat, while still granting easy access to neighbouring towns, with Hindolveston just a short drive away. The presence of a village hall and convenient bus links enhances the appeal of this well-rounded location, providing residents with both peace and connectivity for a great living experience.



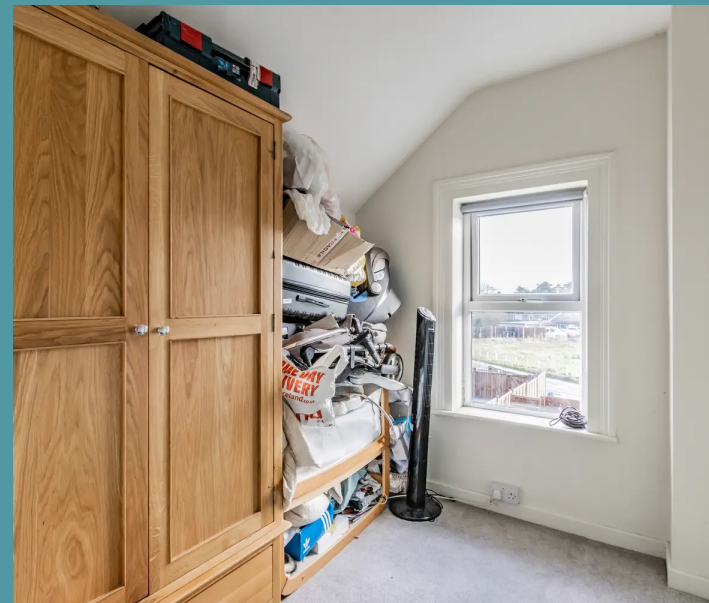


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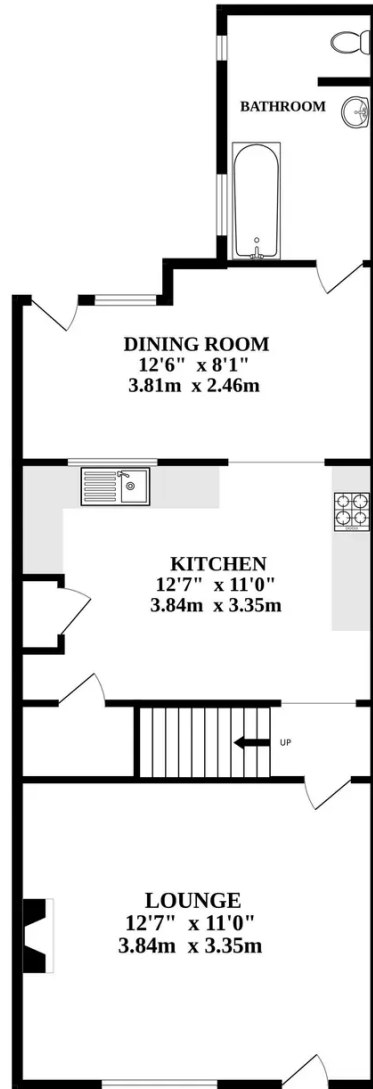
THE PROPERTY

Upon entry, you are greeted by a cosy living room featuring plush carpeting, a feature fireplace and generous space for all your furnishings. The living room sets the tone for a comfortable and welcoming atmosphere throughout the home. The well-appointed kitchen is spacious and boasts bright cupboards, providing ample storage space for all your kitchen essentials. There is plenty of room for your appliances, making meal preparation easy. Directly adjacent is a breakfast/dining area, ideal for hosting a dining table where you can enjoy meals with family and friends. Completing the ground floor is a convenient bathroom featuring a three-piece suite, adding practicality to the living space.

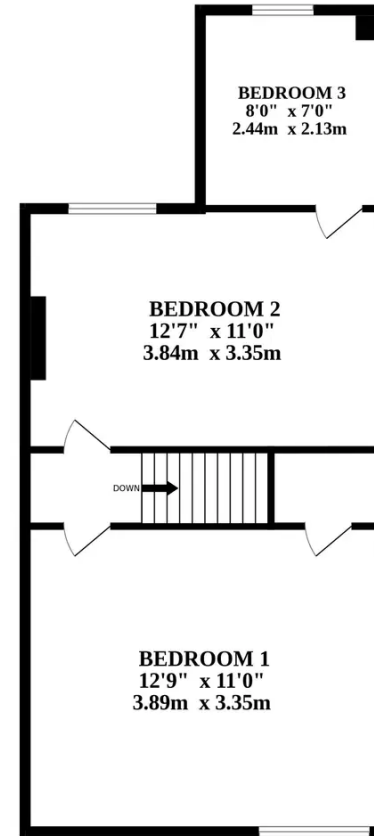


Moving to the upper level, you will find three good-sized bedrooms, each offering comfort and privacy. One bedroom conveniently connects to another, making it perfect for a nursery set-up or a versatile space to suit your needs.

GROUND FLOOR



1ST FLOOR





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Outside, the property features a low-maintenance garden plot predominantly laid to patio, offering an outdoor space for relaxation. Additionally, off-road parking to the rear provides convenient parking solutions for residents and visitors alike.

AGENTS NOTE

Benefitting from oil-fired central heating, this property ensures warmth and comfort all year round. Alongside connected to all other mains services.#

Council Tax Band - A

