

13 Kenet Way, Melton Mowbray, LE13 0EX
Asking price £240,000
Council Tax Band: B

H&H
BESPOKE



Move straight in and feel at home. Immaculately presented throughout, this three-bedroom home on Kennet Way also offers two reception rooms, an inviting garden and air conditioning in the main bedroom.

The bright sitting room is a welcoming space to relax, while the separate dining room has French doors opening onto the garden—perfect for everyday meals and entertaining. The contemporary kitchen offers generous worktop and cupboard space, and the home’s fresh, carefully maintained interiors give it a ready-to-enjoy feel from the moment you step inside.

Upstairs, you’ll find three bedrooms and a modern shower room. Air conditioning makes the main bedroom particularly comfortable during warmer months, while the third bedroom offers flexibility as a nursery, dressing room or home office.

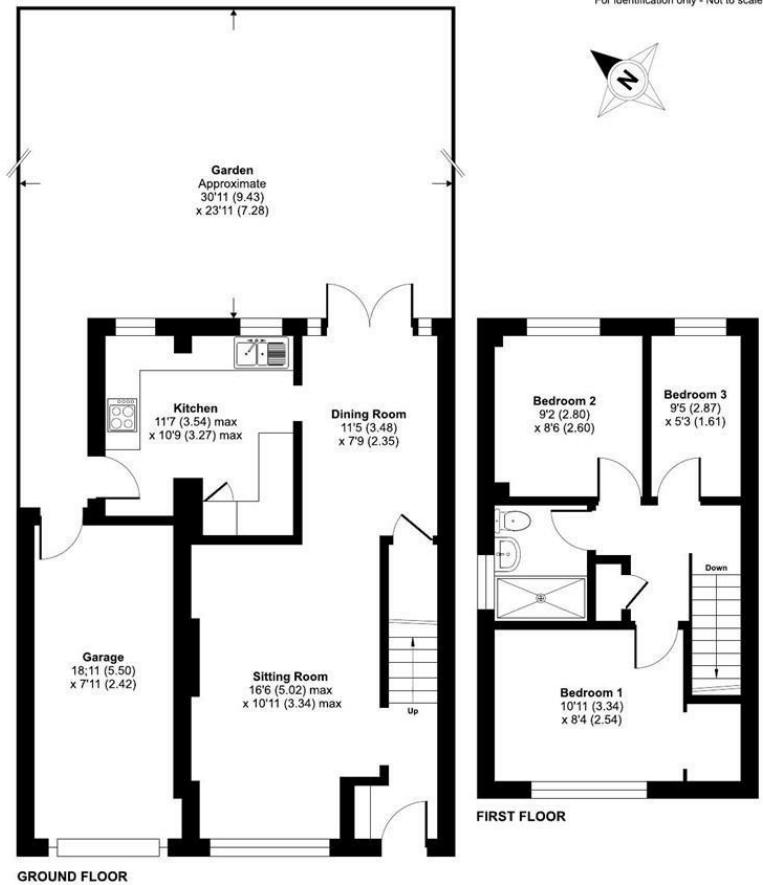
Outside, the enclosed rear garden combines a lawn with paved seating areas, giving you room to dine outdoors or simply unwind. A driveway and integral garage, with access from the kitchen, add everyday



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Approximate Area = 809 sq ft / 75.1 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 952 sq ft / 88.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2026. Produced for House and Home Bespoke. REF: 1525702

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	