



**22 King Street, Scalford, Melton Mowbray,  
LE14 4DW  
£220,000**

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

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Scalford  
Melton Mowbray  
LE14 4DW**

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This property presents an excellent opportunity for those looking to settle in a quaint yet accessible area. Whether you are a first-time buyer or seeking a charming rental, this end-terrace house on King Street is sure to impress. Don't miss the chance to make this lovely home your own.





Kitchen



## Description

Located in the charming and highly sought-after village of Scaford, this delightful end-of-terrace cottage offers a perfect blend of character and modern comfort. With a surprisingly spacious interior, the property boasts two reception rooms, a cosy kitchen, and two generously sized bedrooms, making it an ideal home for a couple or a small family. Outside, the beautifully maintained rear garden provides a peaceful and private space for relaxation and entertaining, while the frontage adds to the property's undeniable curb appeal. This is a wonderful opportunity to own a piece of village life in a home that is ready to move into and enjoy.

Upon entering, you are greeted by a welcoming living room, featuring an electric stove set within a charming brick fireplace, creating a warm and inviting atmosphere. This flows through to the separate dining room, which benefits from exposed ceiling timbers and another feature fireplace, offering a perfect space for family meals or a home office. The kitchen, located at the rear, is a bright and functional space with attractive laminate flooring and a stable door leading back to the dining area and external door to the garden.

Upstairs, the cottage offers two well-proportioned bedrooms. The main bedroom is a spacious double with an abundance of natural light, while the second bedroom is a good size and provides flexible space. The modern family bathroom, with its classic black and white tiled floor and bath, completes the first-floor accommodation.

The rear garden is a true highlight of this property. Thoughtfully landscaped, it features a central lawned area, a paved patio for outdoor dining, and well-stocked borders bursting with mature plants and shrubs. A second patio area to the rear offers a secluded spot to enjoy the sunshine, with the added benefit of brick-built stores at the far end. There is also the convenience of a gated side access, leading from the front of the property. The front of the cottage is equally attractive, with a small fore garden and street parking readily available.



Dining Room



Bedroom



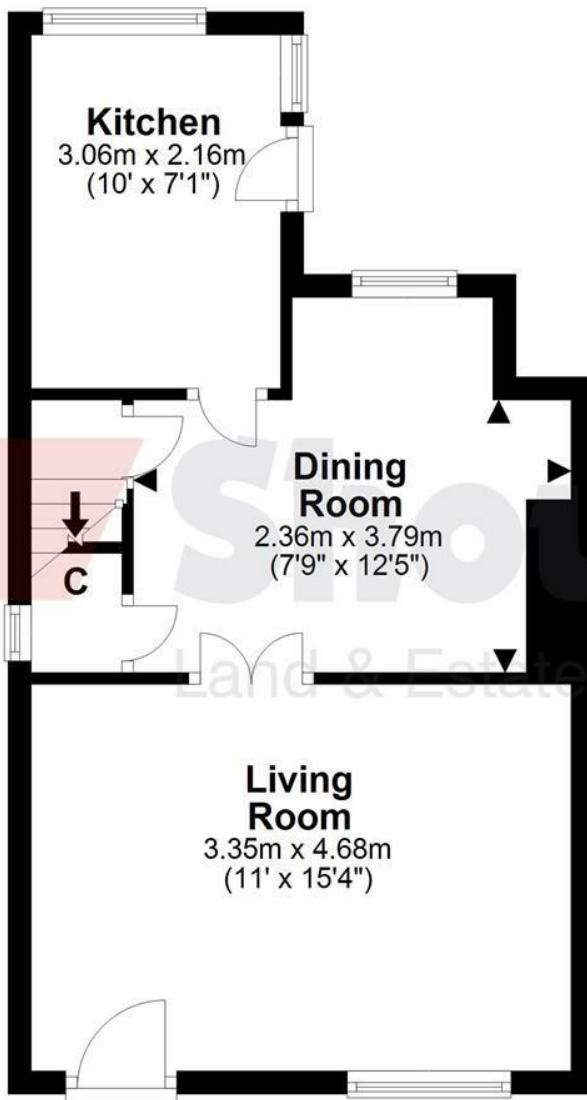
Bedroom



Bathroom

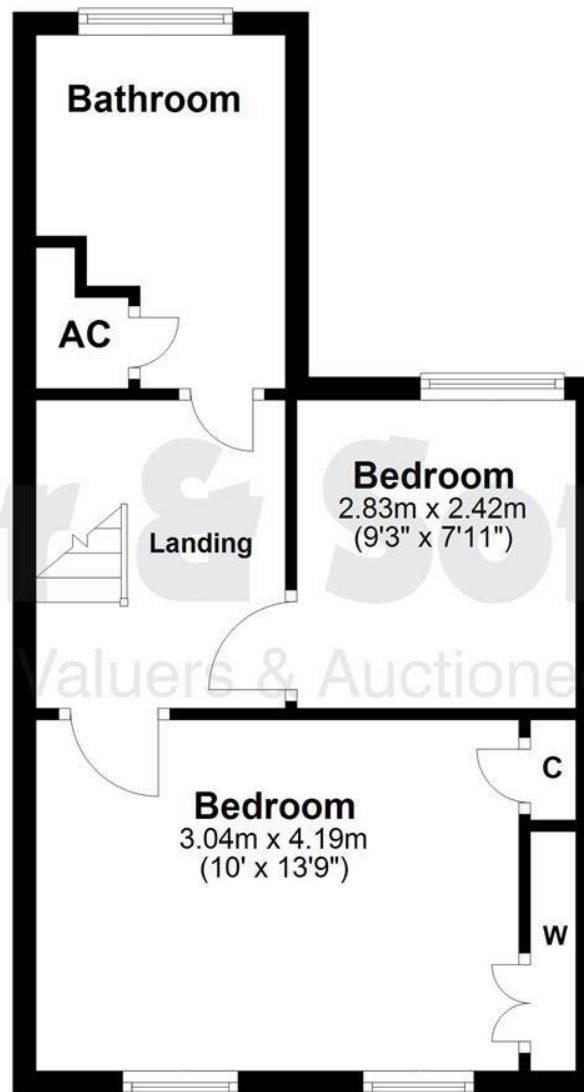
## Ground Floor

Approx. 34.8 sq. metres (374.7 sq. feet)

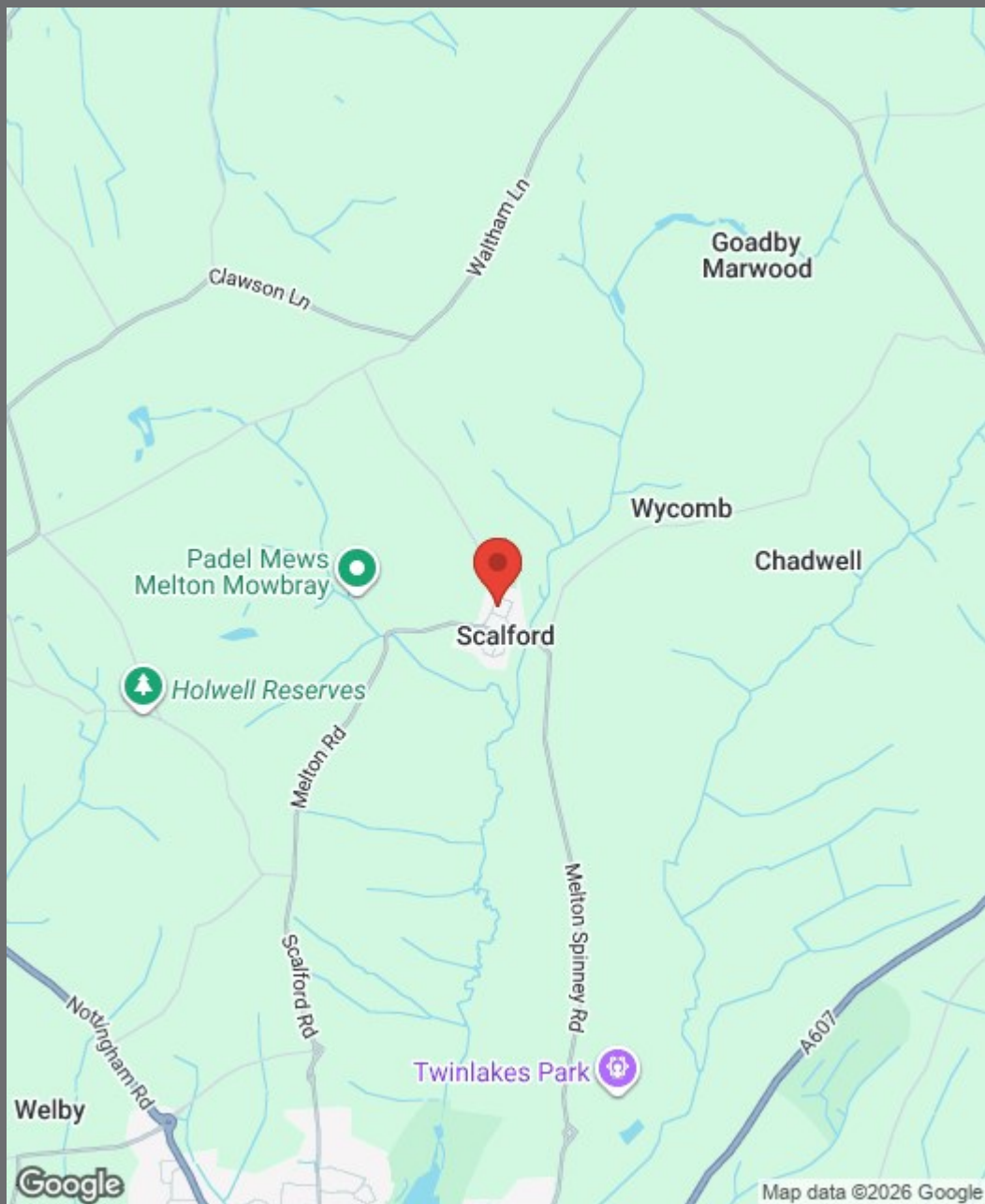


## First Floor

Approx. 34.0 sq. metres (366.1 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

- Charming end-of-terrace cottage with No Chain Sale
- Sought-after village location
- Two reception rooms
- Cosy kitchen with stable door
- Two generously sized bedrooms
- Traditional multi-fuel stove
- Beautifully landscaped, private rear garden
- Gated side access
- Useful brick-built outdoor stores
- Perfect home for village life



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