



Baldocks Lane, Melton Mowbray

£249,950



Be the first to view! This property is sure to attract strong interest and presents an excellent opportunity for first-time buyers, downsizers and families looking for a property offering extended accommodation in a sought after and highly regarded location to the south side of Melton Mowbray. This semi-detached home offers excellent accommodation throughout, comprising entrance hall, living room, kitchen/diner with a range of eye and base level units, gas hob and double oven. Access to the garden is provided from the kitchen/diner via French doors. To the first floor the property has been extended to offer four bedrooms, three of which are doubles, and a family bathroom with shower over bath, semi-pedestal sink basin and WC. Externally the property offers a low maintenance garden with lawned areas and raised planters, a garden shed and patio areas. There is also access via the garden into the single garage. To the front there is driveway parking for several vehicles and access to the single garage.

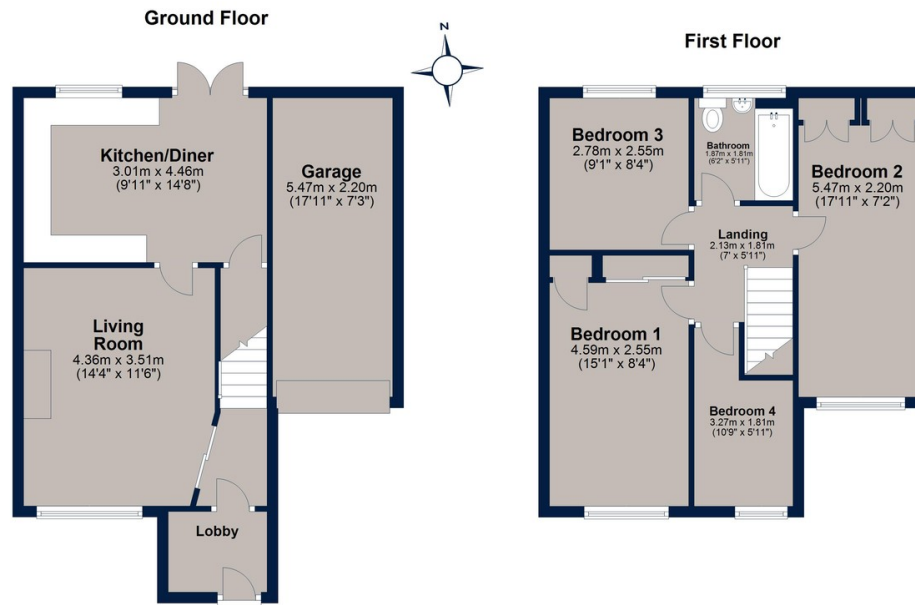
The current owners have loved being in such a centrally located position within the town, and the home possesses everything a lovely family home has to offer.

All mains' services
Tenure: Freehold
Council Tax Band: B
EPC Rating To Follow





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Total area: approx. 94.6 sq. metres (1018.3 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo Plan produced using PlanUp.



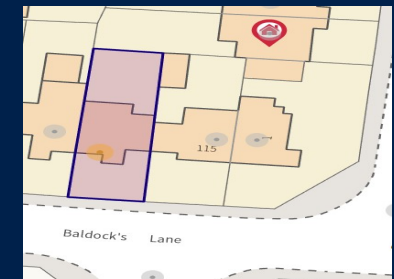
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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Standed railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements