



Baldocks Lane, Melton Mowbray

£270,000









Sure to be popular, this three bedroomed detached family home has been well-loved by its current owners and is positioned on a desirable plot, set back from the road. This detached family home has been extended to the ground floor and offers well balanced accommodation, with the ground floor offering a welcoming hallway, three reception areas, a recently modernised kitchen with a range of eye and base level units, an abundance of cupboard space, gas hob and NEFF oven.

The second floor offers three bedrooms, bedrooms one and two being double and bedroom three currently configured as a study.

The current vendors enjoy being located within walking distance of Melton Mowbray town centre, being positioned so centrally to the town's amenities, and love the rear aspect and trees to the front, whilst also being in close proximity to Leicester, Loughborough & Nottingham.

All mains' services  
Tenure: Freehold  
Council Tax Band: D  
EPC Rating: D







Porch

Entrance Hall: 3.63m x 1.97m (11'11" x 6'6")

Living Room: 3.63m x 3.23m (11'11" x 10'7")

Dining Room: 4.78m x 2.72m (15'8" x 8'11")

Kitchen: 4.78m x 2.48m (15'8" x 8'2")

Landing: 2.48m x 2.15m (8'2" x 7'1")

Bedroom One: 4.06m x 3.05m (13'4" x 10')

Bedroom Two: 3.25m x 3.05m (10'8" x 10')

Bedroom Three: 3.01m (9'10") max x 2.15m (7'1")

Bathroom: 1.73m x 2.15m (5'8" x 7'1")

WC: 0.78m x 1.25m (2'7" x 4'1")

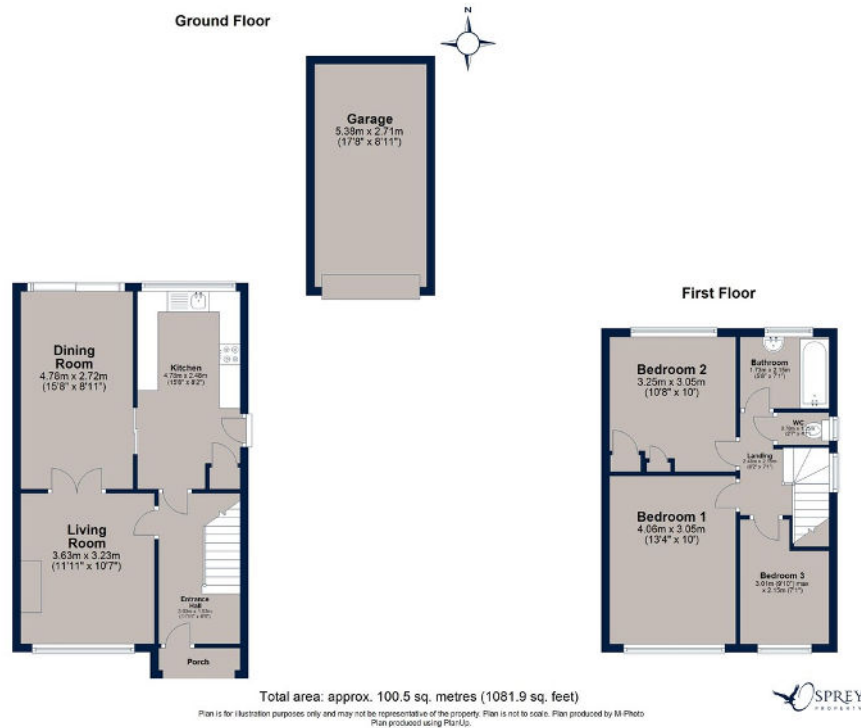




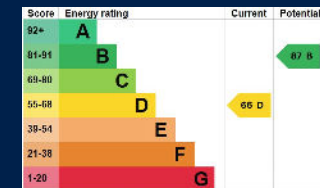




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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & 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/Stamford railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).



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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