



Thorpe Road, Melton Mowbray
£175,000



 SPREY
PROPERTY



Offering much more than meets the eye, this deceptively sized two double bedroomed home boasts the perfect combination of character charm and a modern finish. An ideal opportunity for the first-time buyer, downsizer or investment purchaser, situated within walking distance to the town and amenities.

Entrance to the front available through a fully enclosed timber fenced front garden gate, 'Granby Terrace' is a Victorian mid-terraced character home with an abundance of originality and a genuinely cosy feel. A warm welcome greets in the living room featuring an open fireplace and bay window with double-glazed sash windows. Further downstairs accommodation is comprised of a second reception room/dining room with new double-glazed windows, feature fireplace and storage cupboard; kitchen with a range of base level units, pantry, double oven (including a microwave oven), induction hob, and sink, and to complete an ultra-convenient boiling hot water tap. There is also a downstairs shower room and WC.

Stairs rise to the first-floor landing from the dining room, benefitting from sensor LED lighting at the top of the stairs. There are two spacious double bedrooms and an en-suite to the current master bedroom, which is a very rare find for such a property.

Externally, the property offers a pretty low maintenance walled garden which has been configured to provide a raised seating area - a real sun trap that catches sunlight all day. Access to the rear of the property is available from Doctors Lane, a driveway could be created from this point.

The current vendors love the character of the property, its cosy, homely accommodation - in particular the open fire in the living room and large bay window, kitchen and extra-large bedrooms too.





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

DIMENSIONS Living Room: 3.14m x 3.26m (10'4" x 10'8")

Dining Room: 3.34m x 3.26m (10'11" x 10'8")

Kitchen: 5.55m x 1.66m (18'2" x 5'6")

Shower Room: 1.57m x 1.66m (5'2" x 5'6")

Bedroom One: 4.39m x 4.08m (14'5" x 13'5")

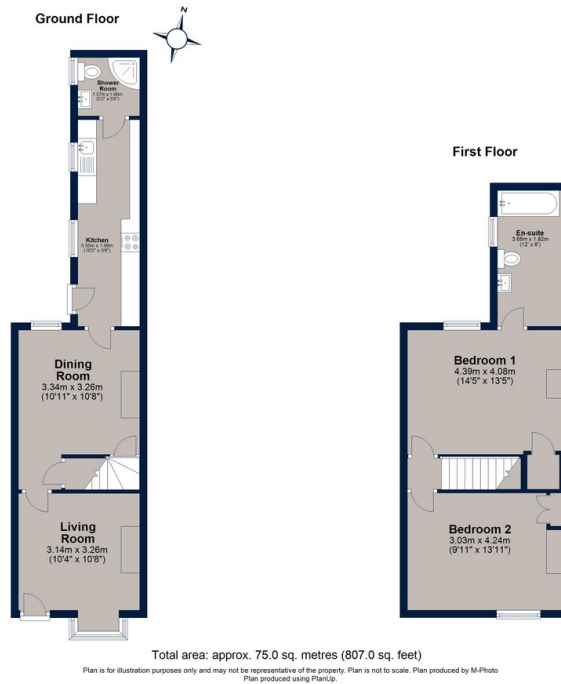
En-suite: 3.65m x 1.82m (12' x 6')

Bedroom Two: 3.03m x 4.24m (9'11" x 13'11")





Thorpe Road, Melton Mowbray



Offering much more than meets the eye, this two double bed roomed home boasts the perfect combination of character charm with original features and a modern high end finish. An ideal opportunity for the first-time buyer, downsizer or investment purchaser, situated within walking distance to the town and amenities.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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