



Melbray Drive, Melton
£285,000





An excellent opportunity to purchase a three/four-bedroom extended family home situated within a sought after residential area on the northern fringes of Melton Mowbray. The property is conveniently situated for John Ferneley College and the country park, yet the town centre is approximately a 20 minutes' walk away.

The accommodation is roomy and spacious, totalling c. 1,100 square feet. To the ground floor there are three reception rooms formed of a living room with wall-mounted feature gas fireplace, a family dining room which floods with natural light, certainly a feel-good space looking over the south facing garden. There is also another reception room off the hallway which has been utilised as a playroom by the current vendors and benefits from a fixed bed to form a fourth bedroom for a larger family. Further to the ground floor there is an excellent utility space and a wet room too, perfect for a multi-generational family.

To the first floor there are three generously sized bedrooms, the master benefitting from garden views and unsparing built in storage. Bedroom three equally benefits from built in storage and bedroom two is a generous double room. The family bathroom is modern and features a P-shaped bath with shower over, WC, and sink basin.

Externally the property benefits from a good-sized south facing garden with extended patio area, lawned area and beds with a range of trees and shrubs. To the main garden there is also a built-in sandpit. The single garage has been utilised cleverly as a bar area, ideal for evening entertainment and hosting friends and family.





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

Entrance Hall: 3.79m x 1.79m (12'5" x 5'6")

Living Room: 4.80m (15'9") max x 1.81m (5'11")

Kitchen/Breakfast Room: 5.61m x 2.57m (18'5" x 8'5")

Dining Room: 2.96m x 2.45m (9'9" x 8')

Family Room: 2.55m x 2.45m (8'4" x 8')

Utility: 1.67m x 1.69m (5'6" x 5'7")

Shower Room: 1.81m x 1.69m (5'11" x 5'7")

Bedroom One: 3.10m (10'2") max x 3.24m (10'8")

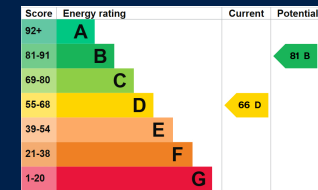




Melbray Drive, Melton Mowbray



A fantastic opportunity has arisen to purchase a three/four bedroom home situated within a highly popular residential area on the north side of town. Situated conveniently for John Ferneley College, Melton Country Park and town amenities.



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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