



Oak Road, Melton Mowbray
Guide Price £235,000





An extensively renovated, beautifully appointed bay-fronted three bedroomed home which is ready to move into and offers perfect dimensions for all. Ideally situated for the town centre amenities of Melton Mowbray and transport links. Ticking lots of boxes!

Situated within walking distance of Melton's thriving town centre which has twice weekly markets on a Tuesday and Saturday, offering a wide variety of stalls, plus there are numerous independent shops, bars and restaurants.

This home offers a high specification interior with karndean flooring flowing from the hallway to the kitchen, a tasteful decoration and new carpets. The kitchen is an excellent space to revel in culinary endeavours where the current owner has maximised the workspace to an excellent standard, possessing luxury touches with under cabinet LED lighting. The new combi boiler is situated within the kitchen.

Further to the ground floor are two reception rooms, both with attractive decoration and feature light fittings.

To the first floor you will find three spacious bedrooms, all of which offer an appealing decor. There is also the family bathroom, with a separate bath and the luxury of a walk-in rainfall shower. Externally the property benefits from a sizeable rear garden which is currently grass seeded and there is also a patio area too. Rear access to the property can be gained via the alleyway shared with the neighbouring property.





All mains' services
Tenure: Freehold
Council Tax Band: B (Melton Borough Council)
EPC Rating: D
No onward chain

Entrance Hall: 3.09m (10'2") max x 1.64m (5'4")

Living Room: 4.12m (13'6") x 3.23m (10'7") max

Dining Room: 3.05m x 3.23m (10' x 10'7")

Kitchen: 2.97m x 1.64m (9'9" x 5'4")

Breakfast Room: 2.60m (8'6") x 2.87m (9'5") max

Bedroom One: 4.31m (14'2") x 3.23m (10'7") max

Bedroom Two: 3.06m x 3.03m (10' x 9'11")

Bedroom Three: 2.11m x 2.33m (6'11" x 7'8")





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Total area: approx. 79.4 sq. metres (854.9 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.



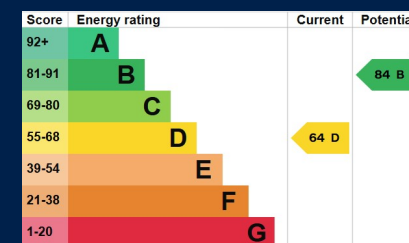
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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & 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