



Laycock Avenue, Melton Mowbray
Guide Price £300,000





Osprey are honoured to offer to the market this much-loved family home of c. 60 years, situated on the highly desirable Laycock Avenue. The property offers some extensive dimensions and great potential for its new owners to add their own stamp.

Laycock Avenue is a friendly residential avenue situated to the northerly side of Melton Mowbray, within walking distance of the town centre, country park, supermarket and the well-established market hosting twice weekly farmers' markets just off Scalford Road. The property is well-situated for bus routes into the town, within walking distance of John Ferneley College and nearby to town primary schools.

This detached family home offers great proportions equating to c. 1,500 square feet of floor space. Upon entrance the property greets with a good-sized entrance hall which leads to the living room and dining room. Both rooms are warm and airy, benefitting from feature fireplaces and the dining room providing access via sliding doors to the large conservatory. The conservatory is a versatile reception space and enjoys the south-facing aspect to the rear garden. The kitchen/breakfast room is a wonderful space to engage in culinary endeavours and dining, benefitting from numerous eye and base level units, gas hob and double oven. There is also a handy utility space and a WC to the ground floor.

The first floor possesses three good-sized bedrooms - the principal and bedroom two both comfortably homing double beds. The third bedroom is a comfortable size also and benefits from built in storage. There is a family bathroom off the landing too.





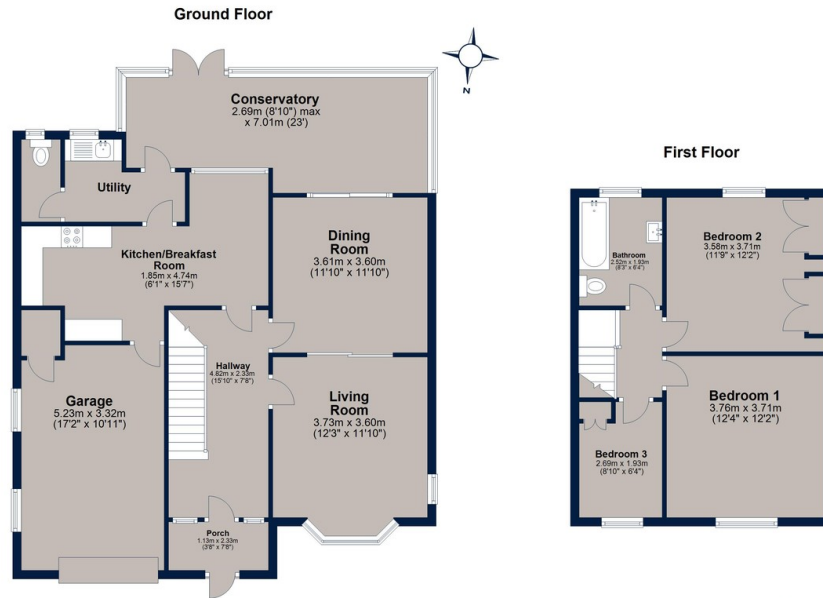
Externally the property holds some sizeable garden dimensions, with numerous areas and borders for plants and shrubbery. To the front of the property there is off-road parking for several vehicles and a single garage.

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





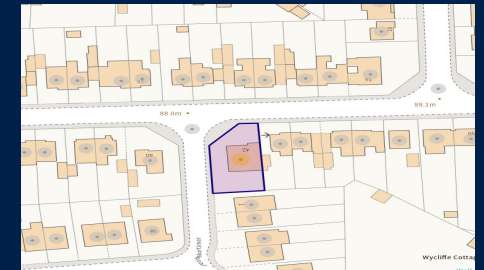
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Total area: approx. 143.2 sq. metres (1541.2 sq. feet)
 Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
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Melton 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).



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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