



Longate Road, Melton Mowbray
Offers Over £399,950





This immaculately presented, fully modernised four-bedroom home offers a turn-key opportunity on a quiet residential estate, within walking distance of Melton Country Park. Ideal for growing families or those seeking spacious living, this property is sure to impress. Externally, the property boasts ample driveway parking and a double garage. A low-maintenance front garden enhances the property's kerb appeal.

The ground floor features an expansive, open-plan living and dining area, sympathetically improved by the current owners. Large rear windows flood the space with natural light, creating a bright and airy atmosphere. The property has a good-sized high specification kitchen with integrated appliances; flowing seamlessly into a practical utility room. Both the kitchen and utility benefit from underfloor heating and quartz worktops, and extensive internal storage solutions. There is a dedicated home office fully fitted with plentiful storage and desk unit; a practical addition for working from home or study. On the first floor, a spacious landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room complete with underfloor heating, while a contemporary family bathroom serves the remaining bedrooms. Bedroom four features a complete fitted wardrobe system, maximising the living space.

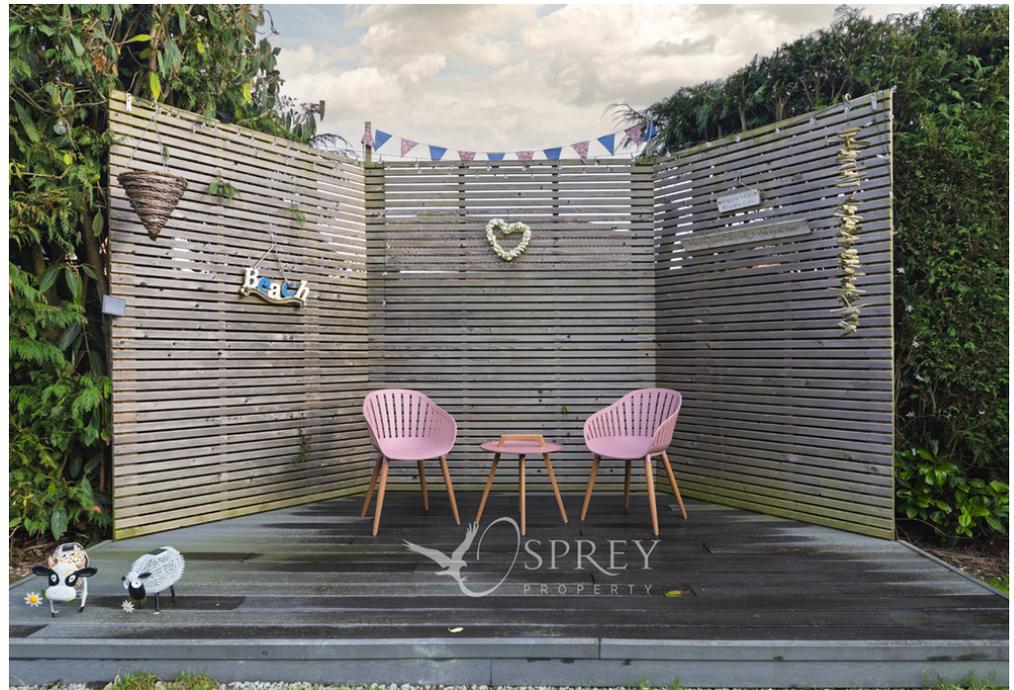
This much-loved home has been thoughtfully improved by the current owners, resulting in a turn-key property in a highly desirable part of town. An internal viewing will not disappoint.



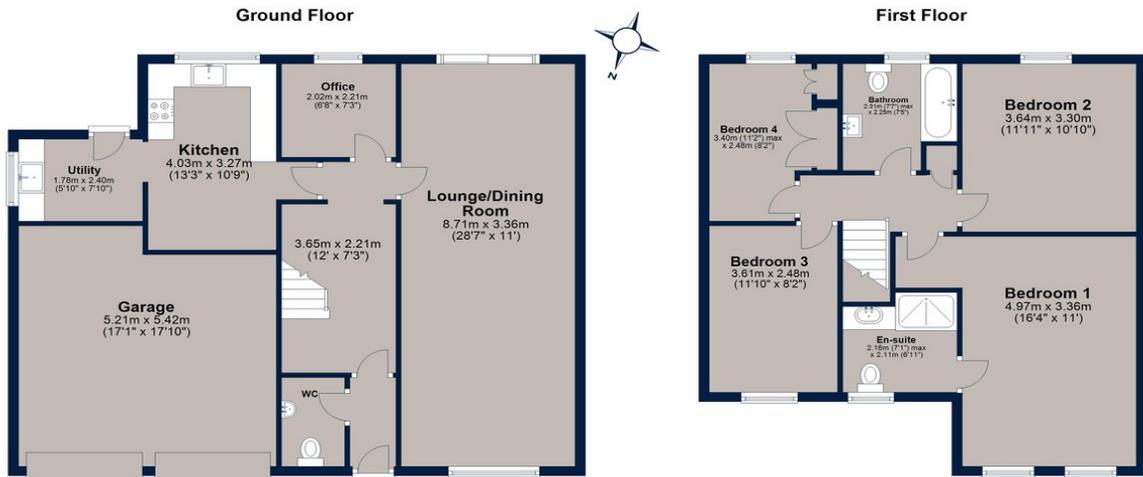


Tenure: Freehold
All Mains Services Connected
Council Tax Band: E
EPC Rating: C
No Management Fees Payable





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Total area: approx. 153.7 sq. metres (1653.9 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).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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