



Albert Street, Melton Mowbray
Offers In Excess Of £180,000



A unique and rare find - a two bedroomed detached property with off-road parking located to the south side of town, within walking distance to the town centre, train station and schooling. This property is comprised of a front living room with a window to the front aspect, flowing through into the good-sized kitchen/breakfast room which has comfortable room for a decent dining table. Further ground floor accommodation includes a rear lobby offering a handy utility space and a downstairs WC.

The first-floor accommodation comprises an airy landing space with Velux window. There are two bedrooms, the second currently used as studio space, and possessing a recessed area for storage. The bathroom has a Velux skylight, bath, WC and sink. Bedroom one is a good-sized room currently housing a double bed, chest of drawers and has a window to the front aspect.

Externally, this property benefits from a drop kerb and front driveway (a rare find on Albert Street) for at least one car, and a low maintenance courtyard garden.

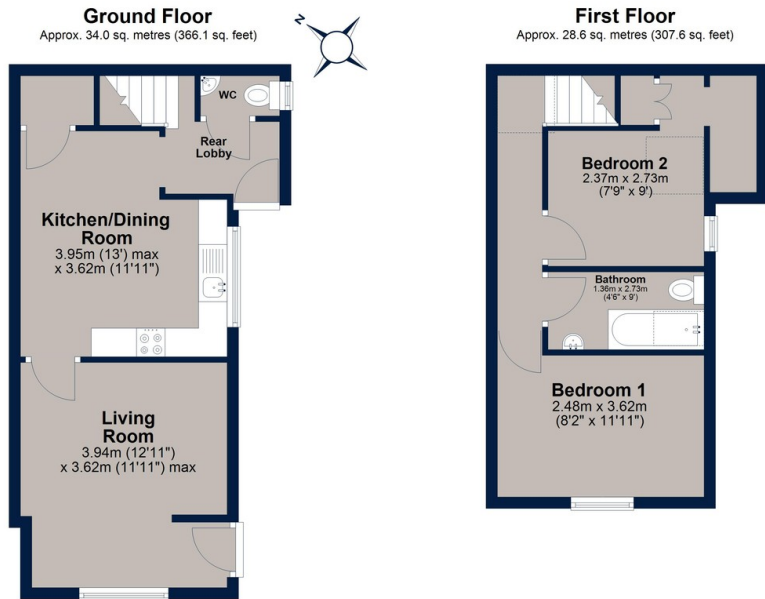
The current vendor has loved being in a detached house, which has the benefit of driveway parking and located within a quiet and friendly neighbourhood, within walking distance to the town centre and amenities.

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





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Total area: approx. 62.6 sq. metres (673.7 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, www.m-photo.pro
Plan produced using PlanUp.



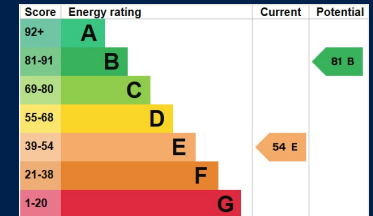
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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham &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