



Grange Drive, Melton Mowbray
Offers In Excess Of £250,000



 SPREY
PROPERTY



Open plan living, dining and kitchen with and a sunroom - grounds for excitement. This family home is situated within a desired and well-served area to the south side of town, convenient for the town centre, train station and schooling.

This three bedroomed semi-detached home possesses a light and airy open plan ground floor space. This part of the property is the "hub of the home" for the current owners. The kitchen is well equipped with plenty of storage to the island, there is a built in under-the-counter fridge, freezer and integrated dishwasher too. There is an induction hob too situated centrally to the island.

The current vendors have added new windows and doors to the sunroom.

Upstairs there are three bedrooms and the family bathroom. The bathroom is modern and finished neutrally with bath, shower over, WC and vanity sink.

Externally, the current vendors have landscaped the front and rear gardens, to the rear there is a raised decked area which enjoys the sunshine throughout the day. The current vendors have added a patio area to the bottom of the garden and a cabin which is equipped with power and lighting too; an excellent room, which has a host of options for usage. There is a weatherproof power socket too. Access from the rear to the garage is provided, down the side, containing plumbing for washing machine and tumble dryer.

To the front of the property there is driveway parking and access to the single garage.

There is an EV Charging Point located to the front of the property too.





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

Living Room: 3.79m x 3.94m (12'5" x 12'11")

Kitchen/Diner: 3.10m x 4.93m (10'2" x 16'2")

Sun Room: 1.93m x 4.93m (6'4" x 16'2")

Bedroom One: 3.78m x 2.90m (12'5" x 9'6")

Bedroom Two: 3.18m x 2.90m (10'5" x 9'6")

Bedroom Three: 2.53m x 1.93m (8'4" x 6'4")

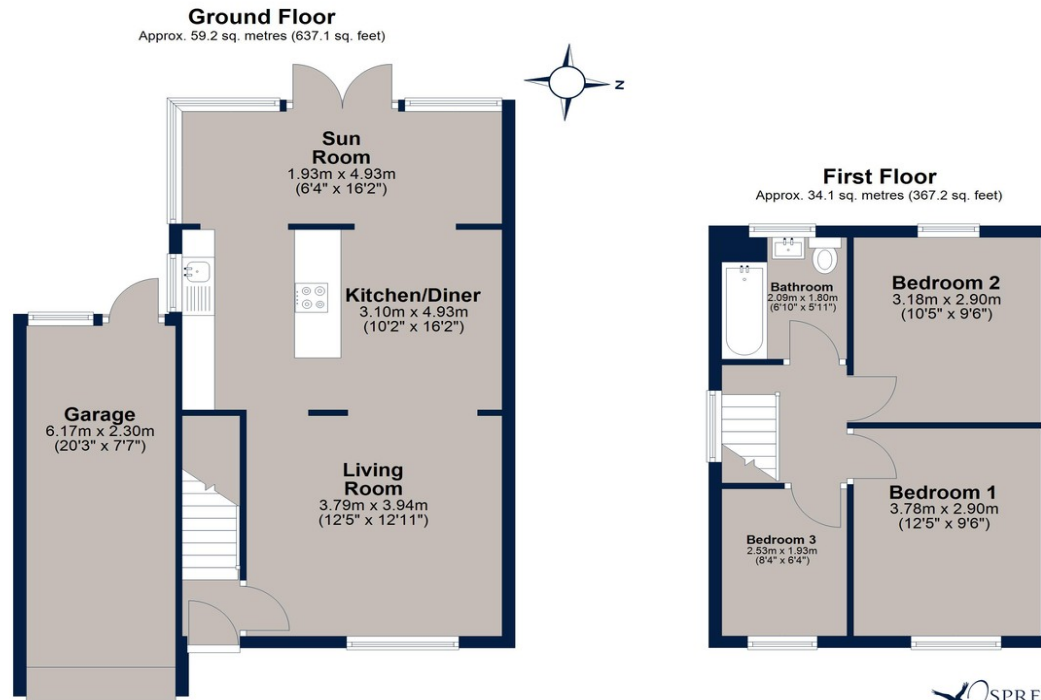
Bathroom: 2.09m x 1.80m (6'10" x 5'11")

Garage: 6.17m x 2.30m (20'3" x 7'7")





Grange Drive, Melton Mowbray



Total area: approx. 93.3 sq. metres (1004.3 sq. feet)



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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		
69-80	C		
55-68	D	64 D	76 C
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