



Beaumont Gardens, Melton Mowbray

£260,000





Nestled within a peaceful enclave of just five bungalows, this attractive three-bedroom bungalow offers a rare blend of comfort, privacy and convenience.

The property features two generously sized double bedrooms and a well-proportioned single bedroom, making it ideal for families, downsizers or those seeking versatile living space.

A beautifully maintained, south-facing rear garden provides a tranquil retreat with plenty of sunshine throughout the day - perfect for outdoor dining, gardening or simply relaxing. The exterior is equally appealing, with driveway parking offering ample space for residents and visitors alike.

Situated close to the picturesque Melton Country Park, this home benefits from easy access to scenic walking routes, open green spaces and local amenities, combining a sense of community with a semi-rural feel.

Tenure: Freehold
All mains' services
Council Tax Band: C
EPC Rating To Follow
No Onward Chain





Conservatory: 3.68 m x 1.88 m (12'1" x 6'2")

Living Room: 3.32 m x 5.49 m (10'11" x 18')

Kitchen/Breakfast Room: 3.32 m (10'11") x 3.36 m (11') max

Dining Room: 2.74 m x 2.55 m (9' x 8'5")

Bedroom 2: 2.74 m x 2.86 m (9' x 9'5")

Bathroom: 2.43 m x 2.05 m (6'8" x 6'9")

Bedroom 1: 2.74 m x 3.64 m (9' x 11'11")

Garage: 2.52 m x 4.51 m (8'3" x 14'10")

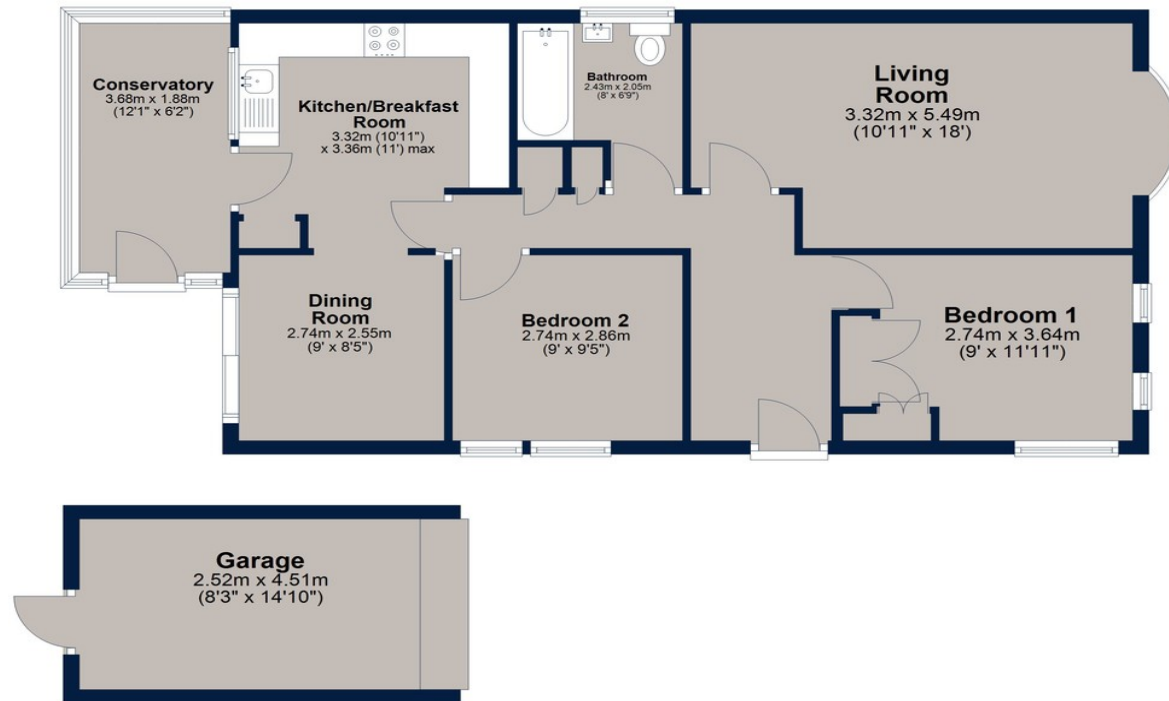




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Ground Floor

Approx. 87.4 sq. metres (940.9 sq. feet)



Total area: approx. 87.4 sq. metres (940.9 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
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/Stansted railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

EPC TO FOLLOW

