



Thorpe Road, Melton Mowbray

£325,000





A rare opportunity to acquire Victoria Villa, a striking four-bedroom Victorian villa dating back to 1897. Brimming with original features and timeless charm, this elegant residence offers generous living accommodation, a sizeable garden, and the convenience of being sold with no onward chain.

The property opens into a welcoming hallway, where the original flooring and impressive high ceilings immediately set the tone. Two well-proportioned reception rooms provide versatile living space, each enriched with period character, while the large kitchen and dining room forms the heart of the home. Complete with a traditional multi-fuel stove, it offers a perfect setting for both family gatherings and entertaining.

Upstairs, four spacious bedrooms are filled with natural light, providing comfortable accommodation for families, guests, or home working. Externally, Victoria Villa boasts a substantial rear garden, well stocked with mature planting. Highlights include a flourishing buddleia, a magnificent eucalyptus tree, an established apple tree, and a blackberry bush at the garden's edge-offering both beauty and seasonal interest. An alley passage is also included within the external dimensions, adding further practicality to this characterful home.

Additional benefits include on-street parking, freehold tenure, and the opportunity to purchase with no onward chain.

Victoria Villa presents a rare blend of historic character and modern-day comfort, making it an exceptional home in a sought-after setting.





Tenure: Freehold

All mains' services

Council Tax Band: C

EPC Rating: D

Can be available with no onward chain





Thorpe Road, Melton Mowbray



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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 | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 62 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