



Bowley Avenue, Melton Mowbray
£290,000



SPREY
PROPERTY



Situated on Bowley Avenue, one of Melton Mowbray's most desirable residential locations, this two/three bedroom semi-detached dormer bungalow offers spacious and versatile accommodation extending to approximately 1,728 sq.ft (160.6 sq.m) including the garage. The property enjoys a southerly-facing rear garden and is positioned on the north-westerly fringes of Melton Mowbray, within close proximity to the beautiful Melton Country Park.

Although the property would now benefit from a degree of modernisation, it has clearly been a much-loved family home, offering a fantastic opportunity for buyers to place their own stamp on a generous and well-laid-out home. The property is offered to the market with no onward chain. To the front is a block-paved driveway providing ample off-road parking, with access to the car port and garage. The car port connects through to the garage/workshop, providing excellent storage and hobby space.

At minimal cost, the stairs can be easily fitted to create a three bedroomed bungalow. The rear garden enjoys a southerly aspect, mainly laid to lawn with well-stocked borders, mature shrubs, and a garden shed. A peaceful and private space ideal for outdoor dining and gardening enthusiasts alike.

All mains' services connected
 Tenure: Freehold
 Council Tax Band: C
 EPC Rating: D
 No Onward Chain.





Ground Floor

Entrance Hall

Living Room – 4.89m x 3.82m (16'1" x 12'6") – a bright and welcoming reception room with feature fireplace and sliding doors opening into:

Conservatory – 3.77m x 3.82m (12'5" x 12'6") – overlooking the south-facing rear garden.

Kitchen/Diner – 4.67m x 4.60m (15'4" x 15'1") – a generous space with fitted units, pantry, and access to the utility area and car port.

Bedroom 1 – 3.81m x 3.82m (12'6" x 12'6") – a spacious double bedroom positioned to the front.

Bedroom 2 – 3.73m x 3.36m (12'3" x 11'0")

Shower Room

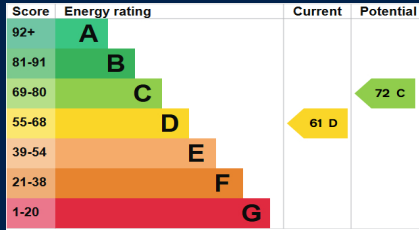
Loft Room – 3.35m x 3.83m (11'0" x 12'7") – a comfortably sized room with access to walk-in wardrobe and eaves storage





Bowley Avenue, Melton Mowbray

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).



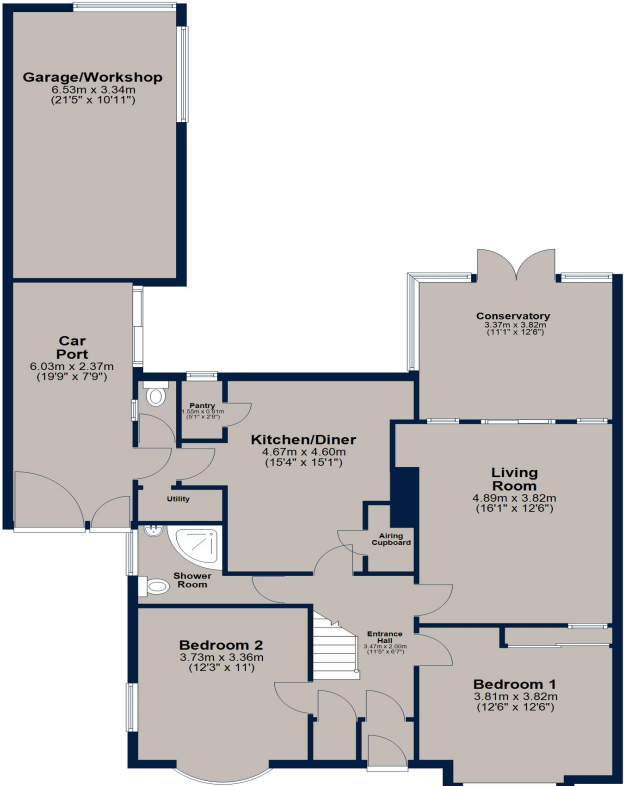
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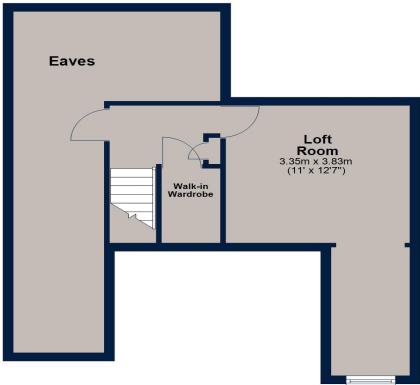
Ground Floor
Approx. 135.0 sq. metres (1452.7 sq. feet)



Total area: approx. 160.6 sq. metres (1728.8 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.

First Floor
Approx. 25.7 sq. metres (276.2 sq. feet)



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