

# Alexanders



The Croft  
Melton Road, Salford





# The Croft

## Melton Road, Scalford

- Individual detached home
- Superb position, panoramic countryside views
- Potential to improve and extend (STPP)
- Four reception, four bedroom with ensuite to principal
- Set back from the road, easy access into town
- Huge potential
- Nearly 2,200 square feet/ 200 square metres GIA
- Private sweeping gated driveway
- Enclosed gardens, stabling, modern storage barn in all around 3 acres
- EPC Rating E / Council Tax Band D / Freehold

### General Description

Alexanders of Melton Mowbray are delighted to offer to the market this individual detached home enjoying a rural location just outside the well serviced village of Scalford and allowing easy access to Nottingham, Leicester, Loughborough, and Melton Mowbray.

The property presents itself for improvement and potential further extension/development (STPP) offering significant potential especially for equestrian enthusiasts and or those who keep livestock.

Offering spacious, balanced living accommodation with a wealth of features and offering excellent natural light the property enjoys a truly private position approached via a private, gated, sweeping driveway.

The driveway provides off road parking for several vehicles flanked by enclosed gardens and with a detached double garage. A further gate gives access into the adjoining paddock land which is regular and level and is enclosed all sides by either established hawthorn hedging or post and rail. There is a small block of disused timber stabling and a substantial modern storage barn to the Northern boundary.





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### Accommodation Summary

Ground floor: Entrance hallway, breakfast kitchen, utility, cloakroom/w.c., dining room, living room.

First floor: Landing, four double bedrooms, ensuite to principal, large bathroom.

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray (01664) 896332.

### Tenure

Freehold.

### Services

We are advised that mains electricity and water are connected with oil fired central heating via a combination boiler. Private drainage via cesspit system.

### Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH (Tel: 01664 502502). Council Tax Band D.

### Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





### Ground Floor

Approx. 111.1 sq. metres (1195.6 sq. feet)



### First Floor

Approx. 90.8 sq. metres (976.9 sq. feet)



Total area: approx. 201.8 sq. metres (2172.5 sq. feet)



Viewing by appointment only

**Alexanders**

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### Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.  
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.  
General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

