



Laxton Close

Melton Mowbray

Offers over £275,000



A deceptively sized four bedroom detached family home situated in a quiet location within this modern residential development on the northern fringes of town. Positioned in this well-serviced area close to local amenities, strong schooling options and the Melton Country Park. Externally the property benefits from a fully enclosed rear garden, tandem driveway and detached single garage.

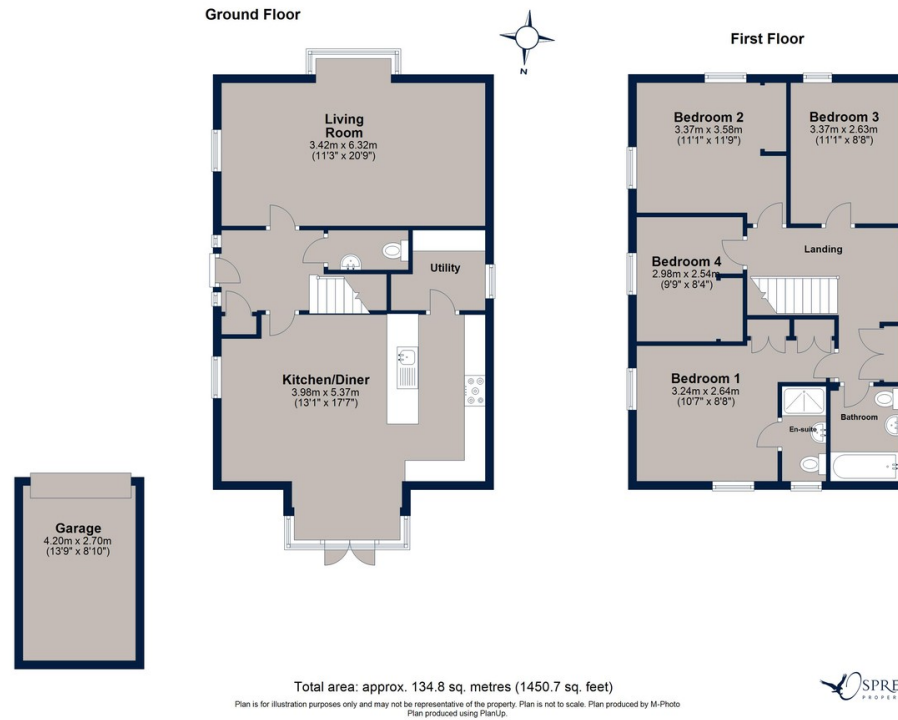
Positioned nicely within Laxton Close, this modern family residency offers almost 1,500 square feet of accommodation. Ground floor accommodation comprises entrance hallway, guest WC and a large dual aspect living room leading off to the left with feature bay window. The hallway leads through to the large kitchen / diner offering a great space for family entertainment or culinary endeavours, from which the rear garden can be accessed via French doors. Stairs rise to the second-floor landing leading to four bedrooms, the principal homing an en-suite shower room and modern family bathroom. Externally, the property features a fully enclosed private rear garden laid to lawn with patioed and decked areas, tandem driveway for at least two vehicles and a detached single garage.

Tenure: Freehold
All mains' services
Council Tax Band: E
EPC Rating: C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk



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