

Craven Street, Melton Mowbray
£335,000 (Offers Over)





This stunning three-bedroom home sits on a generous plot and offers over 1300 square feet of accommodation. Externally there are parking spaces for numerous vehicles and a garden office and separate storeroom.

Located on the South side of Melton Mowbray, this home combines modern open plan family living with period charm, generous proportions and a high-end finish. This stunning residence has excellent ceiling height throughout whilst retaining original features and an abundance of natural light. The property is positioned on a good-sized plot, with a decked and grassed garden area and parking for multiple vehicles.

The property provides an entrance hall, a stunning open plan sitting room, kitchen with a range style cooker, dining room with tri-fold doors to the decked area and garden beyond. There is a separate bay windowed living room, utility room and downstairs cloakroom. The first floor offers three bedrooms and a newly refurbished family bathroom. Externally there is parking for numerous vehicles, a garage that has been converted to an office and separate store room and a garden with a decked area and steps to a lawn with established plants, trees and shrubs.

Tenure: Freehold
All Mains Services
Council Tax Band: C
EPC Rating: C





ENTRANCE HALL

LIVING ROOM 3.13m x 3.94m (10'10" x 12'11")

SITTING ROOM 3.61m x 3.49m (11'10" x 11'5")

KITCHEN/DINING ROOM 5.58m x 5.85m (18'4" x 19'2")

UTILITY ROOM 3.11m x 1.96m (10'2" x 6'5")

WC 1.78m x 1.14m (5'10" x 3'9")

BEDROOM ONE 3.39m x 3.49m (11'1" x 11'5")

BEDROOM TWO 3.53m x 3.49m (11'7" x 11'5")

BEDROOM THREE 2.25m x 2.26m (7'5" x 7'5")

LANDING

BATHROOM 2.27m x 2.37m (7'5" x 7'9")







OFFICE 3.11m x 3.40m (10'2" x 11'2")

STORE ROOM 3.11m x 0.95m (10'2" x 3'1")

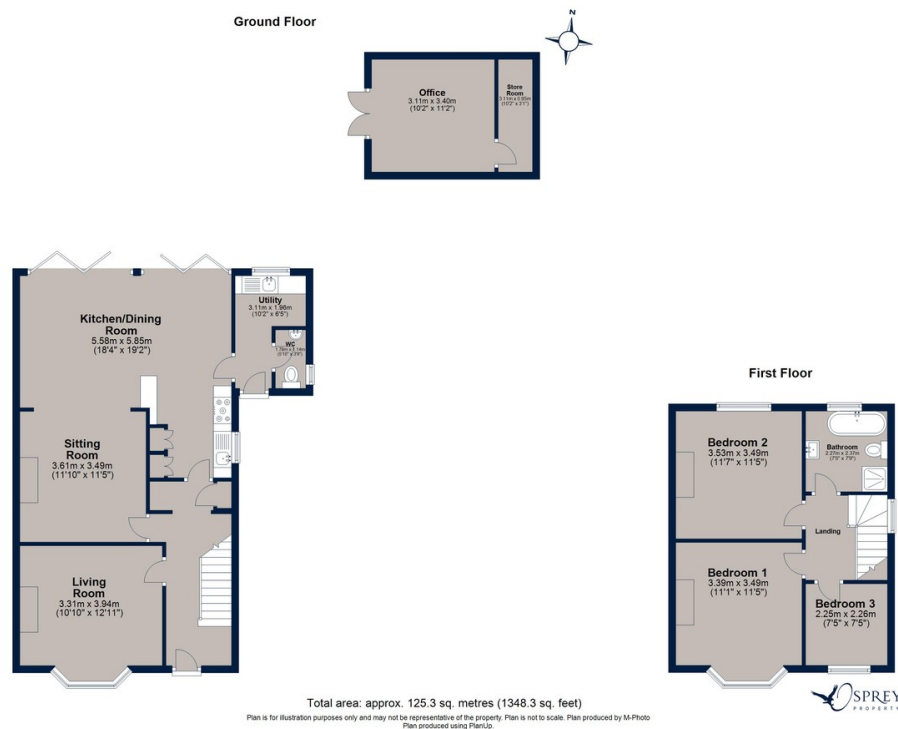
TOWN LIFE Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & Stamford. Superb private schooling is available 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).

IMPORTANT INFORMATION Property Misdescriptions Act 1991 Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.

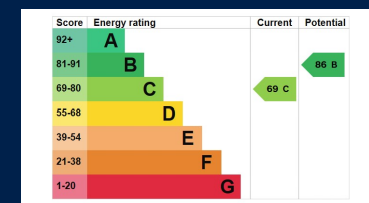




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Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

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

