



Byron Way, Melton
Offer Over £316,500



 SPREY
PROPERTY



An impeccably presented three bedroomed detached home, positioned to please within a quiet cul-de-sac location on the sought after "Poets Estate" within the northern fringes of town. This excellent family property offers excellent kerb appeal, a recently renovated interior and a low maintenance south-facing garden.

The property occupies a sizeable plot tucked away towards the end of Byron Way and poses excellent accommodation for all of the family. To the ground floor the property offers a generous dual aspect living room/diner benefitting from French doors to the south-facing garden; downstairs WC; a recently refitted high specification kitchen with a range of handleless eye and base level units, induction hob and double oven; sizable utility room with an abundance of cupboard space, with a door leading to the fully insulated garage/home office offering great potential for a fourth bedroom.

The first floor offers three bedrooms; the master benefitting from bespoke fitted storage and a sizable modern shower room. Externally, the vendors have re-configured the garden with low maintenance in mind, with numerous zoned areas for recreation and added borders for horticultural endeavours.





Entrance Hallway: 4.98m x 1.80m (16'4" x 5'11")

WC: 1.96m x 0.97m (6'5" x 2'7")

Living Room: 4.15m x 3.53m (13'7" x 11'7")

Dining Room: 3.31m x 2.74m (10'10" x 9')

Kitchen: 2.96m x 2.59m (9'8" x 8'6")

Utility: 2.96m x 2.54m (9'8" x 8'4")

Office: 4.98m x 2.54m (16'4" x 8'4")

Landing: 2.87m x 1.80m (9'5" x 5'11")

Bedroom 1: 3.93m x 3.06m (12'11" x 10')

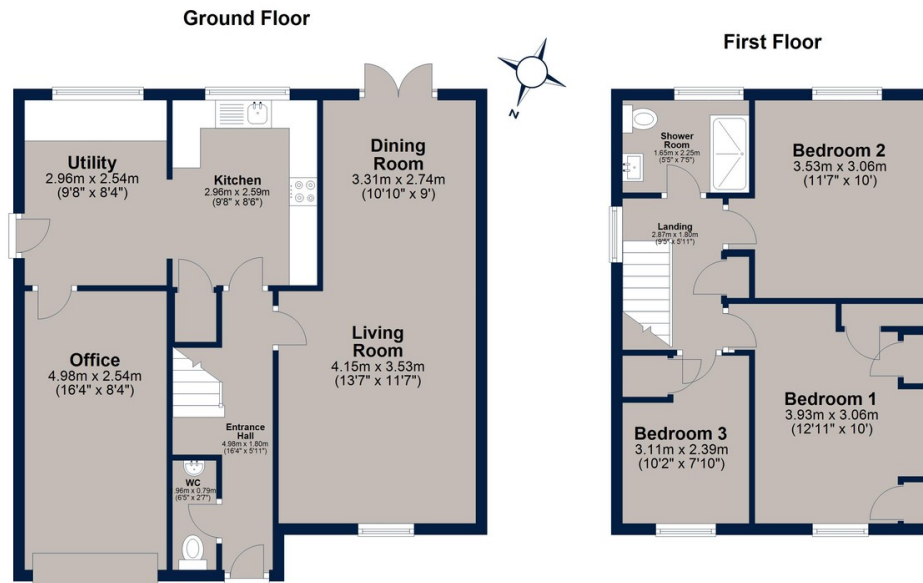
Bedroom 2: 3.53m x 3.06m (11'7" x 10')

Bedroom 3: 3.11m x 2.39m (10'2" x 7'10")





Byron Way, Melton Mowbray



Total area: approx. 105.7 sq. metres (1137.2 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



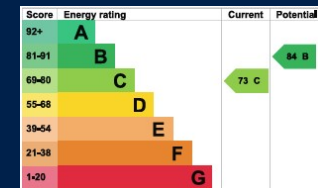
Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

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

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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