



Dorset Drive, Melton Mowbray
Offers Over £350,000





An excellent opportunity to acquire this three bedroomed detached bungalow situated within a highly desirable area on the south side of Melton Mowbray off of Norfolk Drive, offering just over 1,100 square feet of well-balanced accommodation with wraparound garden space to the rear.

The accommodation comprises in brief: entrance hallway leading to the large living/dining room and conservatory, kitchen with breakfast bar, three generously sized bedrooms with bedrooms one and two benefitting from a range of fitted units and fixed chest of drawers. There is also a separate WC and shower room.

Externally, the property offers generously sized wraparound gardens to the front and rear with a range of shrubs and border plants, patioed and lawned areas, greenhouse and brick-built barbecue space, a single garage with utility area and extensive parking options. Call the office today for your viewing appointment.

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

AGENTS' NOTE: Subject to grant of probate.







Porch: 1.45m x 1.74m (4'9" x 5'8")

Entrance Hall: 3.35m x 1,41m (11' x 4'8")

Living Room: 6.6om x 4.46m (21'8" x 14'8")

Hallway: 3.89m x 4.81m (12'9" x 15'9")

Kitchen/Diner: 3.16m x 3.08m (10'5" x 10'1")

Shower Room: 1.85m x 1.55m (6'1" x 5'1")

WC: 1.85m x 0.89m (6'1" x 2'1")

Bedroom One: 3.16m x 3.27m (10'5" x 10'9")

Bedroom Two: 3.34m x 3.27m (10'11" x 10'9")

Bedroom Three: 2.38m x 2.76m (7'10" x 9'1") max

Garage: 5.29m x 2.60m (17'4" x 8'6")







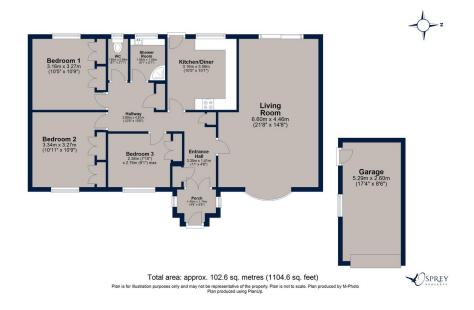






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Ground Floor



Osprey Oakham 4 Burley Road Oakham Rutland LE15 6DH 01572 756675 oakham@osprey-property.co.uk Osprey Stamford 7 Red Lion Street Stamford Lincolnshire, PEg 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 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/Stanst ed railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

