



Burton Road, Melton Mowbray  
Guide Price £150,000 - £175,000



First time buyers, downsizers and investment purchasers arise for arguably one of the best flats within Claremont House, Osprey Property are delighted to offer for sale this first floor character flat enjoying views of the town and countryside beyond, possessing a wealth of originality and high ceilings, all within convenient distance of the town centre and services.

The property accommodation is comprised of open plan kitchen/dining and living room with lovely sash windows; an ideal spot to watch the world go by from. To the living area there is a gas flame fire. The kitchen area benefits from a range of wall and base level units and appliances to include oven and hob, extractor fan and the option for washing machine and dishwasher too if desired. There are also two double bedrooms and a family bathroom.

Externally the property benefits from allocated parking for two cars and a communal garden to the rear which offers a decked seating area.

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





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Total area: approx. 62.7 sq. metres (675.0 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.



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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/Standed railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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