



Sycamore Close, Melton Mowbray
Offers In Excess Of £310,000





Guide price of £310,000 - £340,000

A unique opportunity has arisen to acquire a four bedroomed detached family home positioned on a prime plot within this popular, well-established residential area on the northern fringes of Melton Mowbray. The property is being sold with planning permission granted to create a two-storey extension to the side of the property. Osprey Property are in receipt of a copy of the plans and diagrams and are happy to pass these on accordingly to any interested parties.

The property offers versatility and superb dimensions to the ground floor, accommodation of note including a living room with bay window and feature fireplace with marbled hearth and surround, plus a door through to the dining room which enjoys views of the rear aspect. The kitchen is light and airy offering generous worktop space and a range of base and wall units, oven and hob plus plumbing for optional appliances also. There is also a downstairs shower room with WC. To the first floor there are four bedrooms, all of which are double in size. The family bathroom possesses a bath with shower over, full pedestal white sink and WC, plus towel radiator.

Externally the property benefits from being positioned on a generous corner plot, and offers extensive garden dimensions to include a patio area and vegetable area. There is driveway parking and a single garage too. The plans allow for the property to be extended within the side garden, to create versatile living options, including options for a four, five or six bedroom home. Lots to like indeed and a great opportunity for the next owners to add some value.





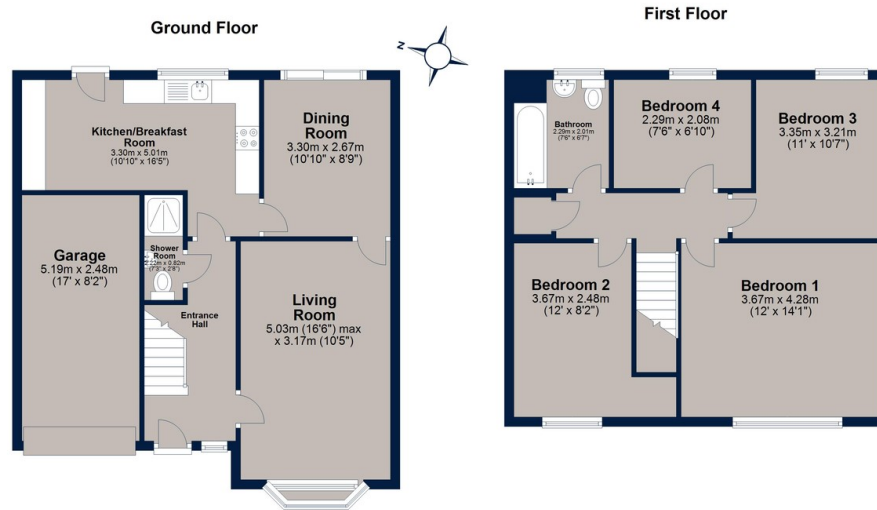
Tenure: Freehold
All mains' services
Council Tax Band: D
EPC Rating To Follow

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).





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Total area: approx. 117.7 sq. metres (1267.4 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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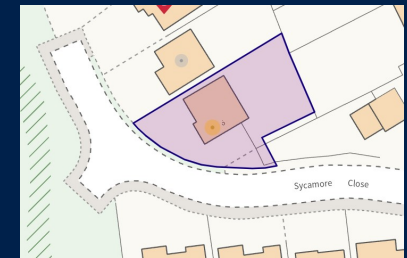
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A prime opportunity to acquire a four bedroom detached family home being sold with no onward chain and with planning permission granted to add a two-storey extension to the side, offering versatile options for its next owners.



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