



Guadaloupe Avenue, Melton  
Mowbray  
Guide Price £285,000





A fantastic floorplan and open plan living combine to form this spacious extended family home situated within a well-regarded residential area to the south side of Melton Mowbray.

This detached residence is located within a well-regarded residential area to the desired south side of town. The heart of the home for the current owners is the open plan living dining area with a wood burning stove, offering a cosy feel in the winter. There is a versatile conservatory accessed by sliding doors from the dining area, with a radiator; currently serving as a study/hobby room for the current vendors. The kitchen breakfast room is well-equipped with appliances - to note a six-ring Range style gas cooker, plentiful storage space and a handy breakfast bar which functions as a dining space also.

To the first floor there are three generously proportioned bedrooms, a family bathroom with separate shower and WC. There is also a separate guest WC to the first floor.

Externally the property offers some substantial utility and workshop space and a garden room which enjoys the sunshine in the evenings, making for an excellent garden room or outside office. There is also a single garage accessible from the front of the property and the rear garden.

The current vendors thoroughly love their home; of particular note the private front and rear gardens, the log burner in the living room, and fantastic outbuildings which are a rare find in this area!





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





# Guadaloupe Avenue, Melton Mowbray



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

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/Stamford 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		73 C
55-68	D	59 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