



Thorpe Road, Melton
£165,000



Situated on Thorpe Road near to the centre of Melton Mowbray, this three-bedroom terrace offers a wonderful blend of comfort, convenience, and character - ideal for first-time buyers, families, or investors.

Step inside through the porch into the living room, perfect for relaxing or entertaining. The open-plan kitchen and dining area form the true heart of the home - a sociable space for cooking, dining, and spending time together.

A separate utility room keeps everyday chores tucked away, while the downstairs bathroom adds practicality and ease.

Upstairs, you'll find three well-proportioned bedrooms, offering flexibility for family life, a home office, or guest space.

Outside, the enclosed courtyard garden provides a low-maintenance outdoor retreat - ideal for morning coffee or evening relaxation - with the bonus of rear access for added convenience.

Set in a sought-after location close to shops, schools, parks, and transport links, this delightful home combines town-centre living with everyday comfort.

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





Thorpe Road, Melton Mowbray

Ground Floor
Approx. 43.2 sq. metres (464.5 sq. feet)



First Floor
Approx. 34.3 sq. metres (369.1 sq. feet)



Total area: approx. 77.4 sq. metres (833.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.

Plan produced using PlanUp.

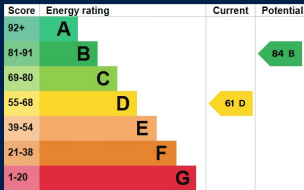
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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & 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/Stamford railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).



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