



Oak Road, Melton Mowbray  
£210,000









This delightful three-bedroom mid-terraced home enjoys a convenient position within walking distance of Melton Mowbray town centre, offering easy access to local shops, schools, and the train station. The property benefits from off-road parking, a fully insulated and boarded loft, and a new electrical consumer unit.

Step inside the porch, which opens into a welcoming entrance hall. The living room to the front is tastefully decorated in neutral tones and provides the perfect space to unwind. To the rear, the open-plan kitchen/diner forms the heart of the home - fitted with a range of wall and base units, ample worktop space, and room for family dining. The adjoining sun room with a fully insulated roof creates a bright and versatile additional reception area, ideal for relaxing or entertaining.

Upstairs, there are three bedrooms served by a modern family bathroom. Bedroom One is generously sized and features an attractive curved bay window. Bedroom Two includes built-in storage, while Bedroom Three comfortably fits a double bed.

Outside, the rear garden is of good size and designed for low-maintenance living - perfect for enjoying the outdoors with minimal upkeep.

This charming property has much to offer and an early viewing is highly recommended.







All mains' services  
Tenure: Freehold  
Council Tax Band: B (Melton Borough Council)  
EPC Rating: TBC

#### PORCH

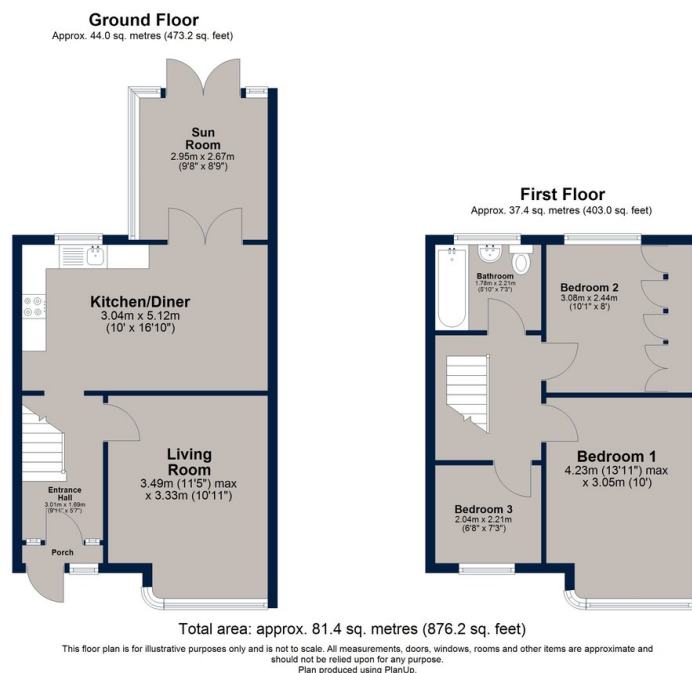
ENTRANCE HALL – 3.11m x 1.69m (9'11" x 5'7")  
LIVING ROOM – 3.49m max x 3.33m (11'5" x 10'11")  
KITCHEN / DINER – 3.04m x 5.12m (10'0" x 16'10")  
SUN ROOM – 2.95m x 2.67m (9'8" x 8'9")  
BEDROOM ONE – 4.23m max x 3.05m (13'11" x 10'0")  
BEDROOM TWO – 3.08m x 2.44m (10'1" x 8'0")  
BEDROOM THREE – 2.04m x 2.21m (6'8" x 7'3")  
BATHROOM – 1.78m x 2.21m (5'10" x 7'3")







# Oak Road, Melton Mowbray



A charming three double bedroom home within walking distance of Melton Mowbray town centre. Features include off-road parking, an open-plan kitchen/diner with sun room, a boarded loft, and a low-maintenance garden — perfect for convenient, comfortable living.

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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



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