



moores

ESTATE AGENTS.COM

A three bedroom semi-detached home situated in a sought after area within Melton Mowbray with a generous rear garden and off road parking.



FEATURES

- Semi detached family home situated in a desirable location
- Three reception rooms
- Three bedrooms
- Generous enclosed rear garden
- Off road parking & single garage
- Walking distance to amenities

The #1 Agent in the area bringing London & out of area buyers to your door.



Kitchen



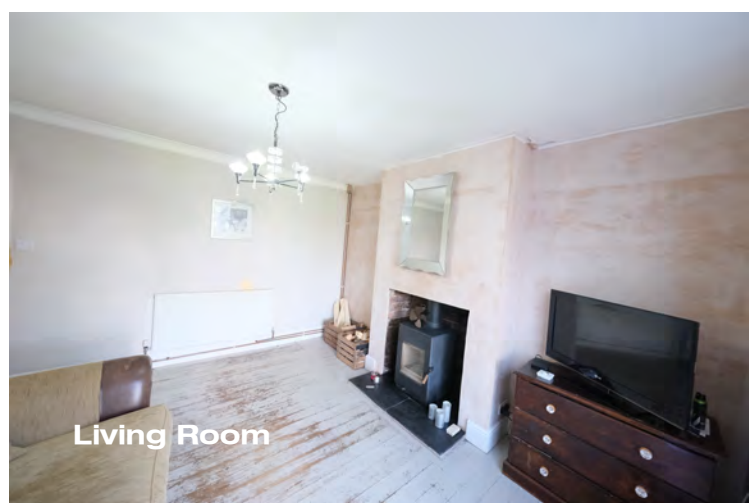
Dining Room



Conservatory



Living Room



Living Room

FULL DESCRIPTION

A three bedroom semi-detached home situated in a sought after area within Melton Mowbray.

Entering through the porch leads you to a spacious entrance hall with stairs leading to the first floor, kitchen with pantry and access to the side of the house, the dining room with bay window, living room with feature log burner and sliding doors leading to the conservatory which has access to the W/C.

To the first floor are two double bedrooms, one with fitted wardrobes, a further bedroom and a family bathroom.

The property benefits from a driveway providing off road parking for two cars and a single garage, side access to the generous rear garden which is mainly laid to lawn and fully enclosed.

To book a viewing call our area experts

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Bedroom 1



Bedroom 2



Bedroom 3



Family Bathroom



Family Bathroom

LOCATION

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 and 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). Ascend to the second floor, and you'll find the sleeping quarters, where two elegantly appointed bedrooms offer a peaceful escape, each infused with natural light and country views.

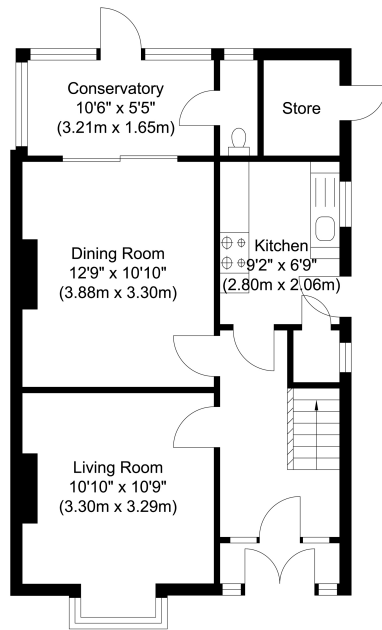
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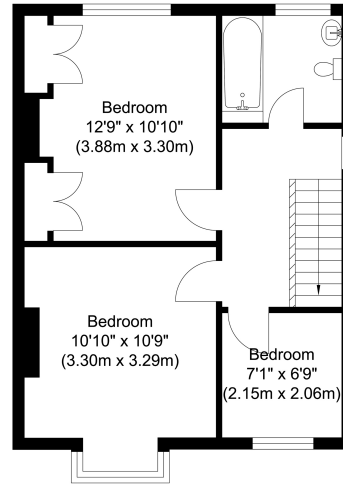
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Garden



Ground Floor
Approximate Floor Area
535.90 sq. ft
(49.80 sq. m)



First Floor
Approximate Floor Area
433.40 sq. ft
(40.30 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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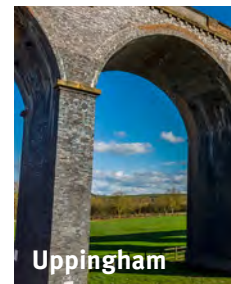
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EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		38	
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

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