



Melton Road
Burton-On-The-Wolds

3 Bed Detached House • LE12 5AG • £1,250 pcm • £1,440 Deposit



Melton Road, Burton-On-The-Wolds

A well-positioned and beautifully presented, three-bedroom, detached family home situated on a quiet cul-de-sac. The property benefits from lounge and connecting diner both with views of the gardens; a smart kitchen, with access to the garage; and two downstairs toilets. To the first floor, it has three well-proportioned bedrooms and a large modern bathroom. This smart modern home is a great choice for families. Available now.

Kitchen 3.4m (11'2) x 2.9m (9'6)

A well set out modern kitchen in cream with complementary worktop and splashback. Comes with integrated cooker, dishwasher, washing machine and fridge-freezer. Smart flooring and access to the garage.

Garage 6.2m (20'4) x 2.4m (7'10)

A lengthy integral garage, with power and lighting, that can be accessed via a covered and secure passage way. With further space available on drive for several cars.

Lounge 4.7m (15'5) x 4m (13'1)

A spacious and light room with a bay window to the front, and ornamental fireplace. Opens to the dining room via a pair of French doors.

Garden

Well presented gardens to both the front and rear of the property. Part paved, part laid to lawn complete with mature borders. This can be maintained by the landlord at no additional cost.

Dining room 2.9m (9'6) x 2.9m (9'6)

Accessed via the lounge, with convenient serving hatch from the kitchen, and patio doors affording views of the garden.

Heating

Gas fired central heating.

Master bedroom 3.8m (12'6) x 3.8m (12'6)

A large double bedroom, overlooking Huntingdon close and benefiting from both fitted wardrobes.

For more information about this property, visit our website huntleys.net.

Bedroom Two 3.4m (11'2) x 3.2m (10'6)

A second substantial double bedroom situated to the front of the house with fitted wardrobes and drawers.

Bedroom Three 2.5m (8'2) x 2.3m (7'7)

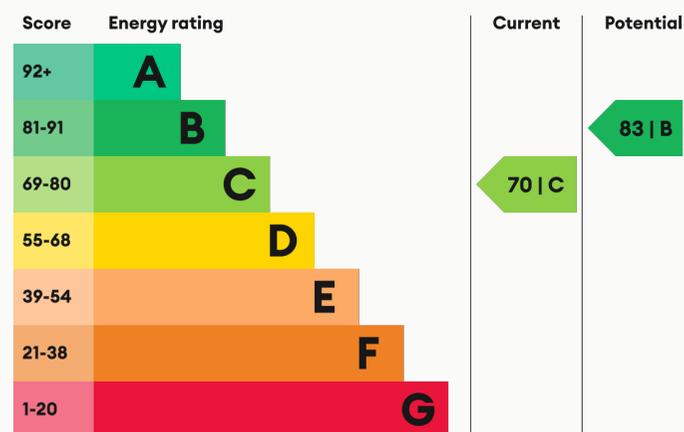
A large single bedroom, situated to the front of the property.

Bathroom 2.5m (8'2) x 2.1m (6'11)

Situated on the first floor this, fully tiled, modern, three piece family bathroom comes complete with an oversized shower over the bath, and a heated towel rail.

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.

Energy Performance





Kitchen



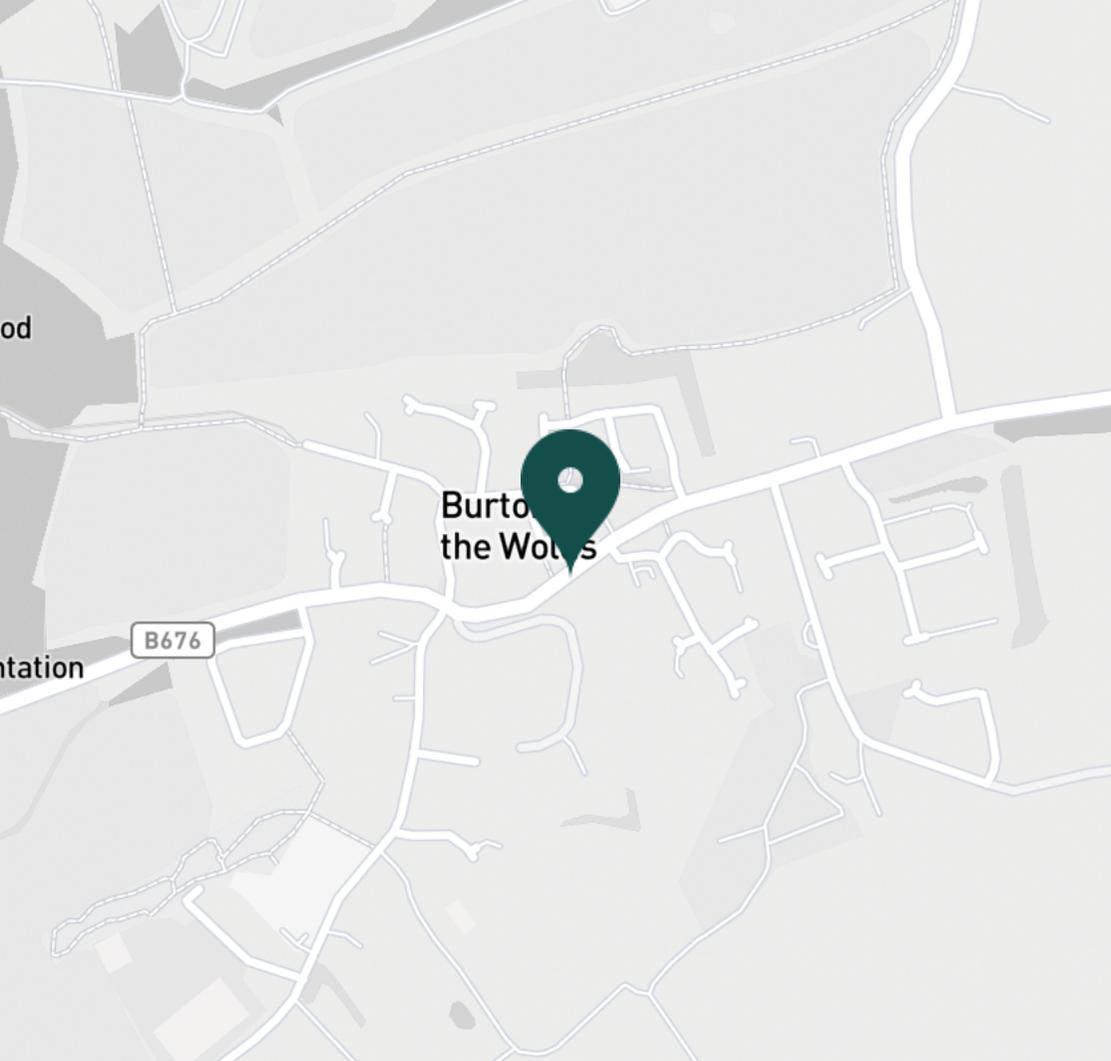
Kitchen



Kitchen



Lounge



SUPERMARKETS

Co-op Food Barrow Upon Soar	3.1 mi
Tesco Superstore Loughborough	4.0 mi
Marks & Spencer	4.1 mi
Aldi Loughborough	4.1 mi
Lidl Loughborough	4.3 mi

GYMS

CrossFit Loughborough	3.7 mi
PureGym Loughborough	3.9 mi
Anytime Fitness Loughborough	4.0 mi
Dynamite Gym Ltd	4.0 mi
NPC Performance Centre	4.2 mi

TRAIN STATIONS

Loughborough	3.5 mi
Barrow upon Soar	3.5 mi
Sileby	5.4 mi
Syston	10.2 mi
Melton Mowbray	12.0 mi

NURSERY SCHOOLS

Cobden Childrens Centre	3.8 mi
Babblebrooke Day Nursery	3.9 mi
Lime Tree Nursery	4.1 mi
Small World Nursery	4.3 mi
Busy Bees in Loughborough	4.4 mi

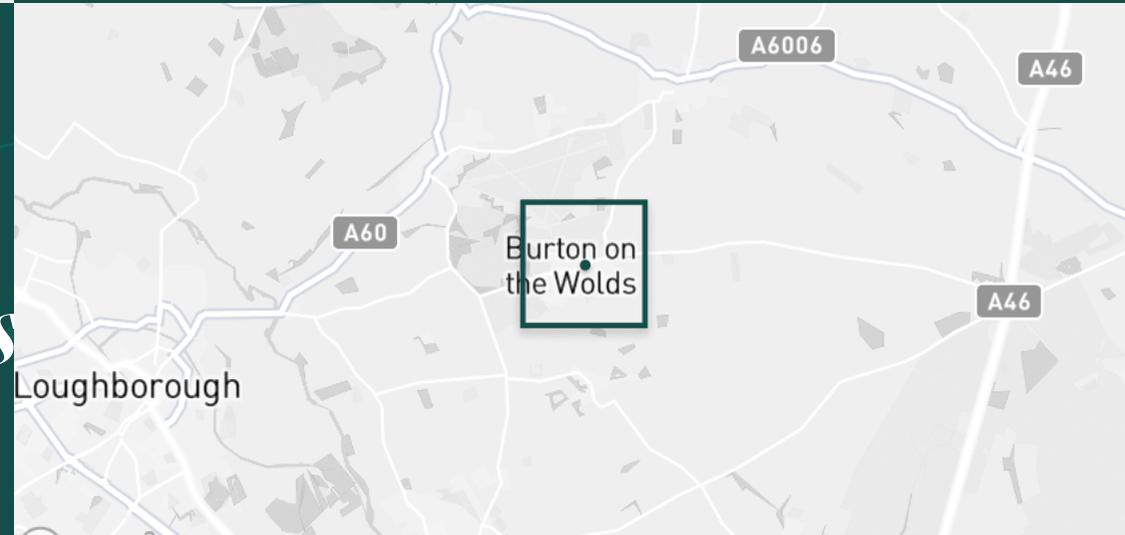
PRIMARY SCHOOLS

Burton-on-the-Wolds PS	0.4 mi
Wymeswold CE PS	1.9 mi
Hall Orchard CE PS	3.3 mi
Rendell Primary School	3.7 mi
Cobden PS	4.0 mi

HIGH SCHOOLS

Limehurst Academy	3.8 mi
Humphrey Perkins High Sch	4.2 mi
Loughborough Grammar Sch	4.5 mi
Our Lady's Convent Sch	4.6 mi
Loughborough High Sch	4.6 mi

Discover
Burton-On-The-Wolds



- ✓ Great family home
- ✓ Driveway and Garage
- ✓ Beautiful gardens
- ✓ Up stairs Bathroom
- ✓ Quiet Location
- ✓ Fitted wardrobes
- ✓ Available Now
- ✓ Outstanding school catchment





Lounge



Lounge



Dining Room



Dining Room



Dining Room



Master Bedroom



Master Bedroom



Master Bedroom



Bedroom Two



Bedroom Two



Bedroom Two



Bedroom Three



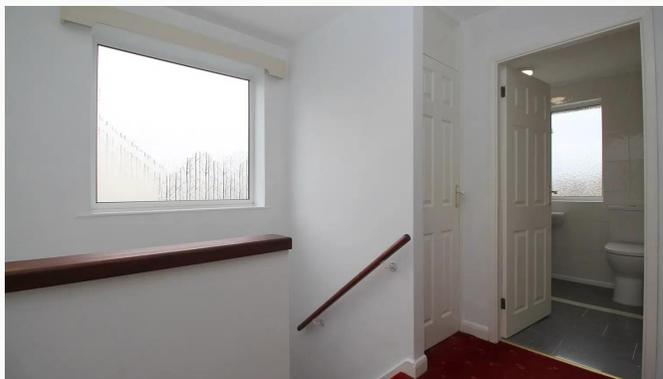
Bedroom Three



Bathroom



Bathroom



Landing



Hallway



Water Closet



Garage



Lobby



Toilet



Front Garden



Front Garden



Front Garden



Rear Garden



Rear Garden

Available
From 21/04/2025

Comes
Unfurnished

Bedrooms
3

Receptions
2

Bathrooms
1

Parking
Garage

Postcode
LE12 5AG

Rent
£1,250 pcm

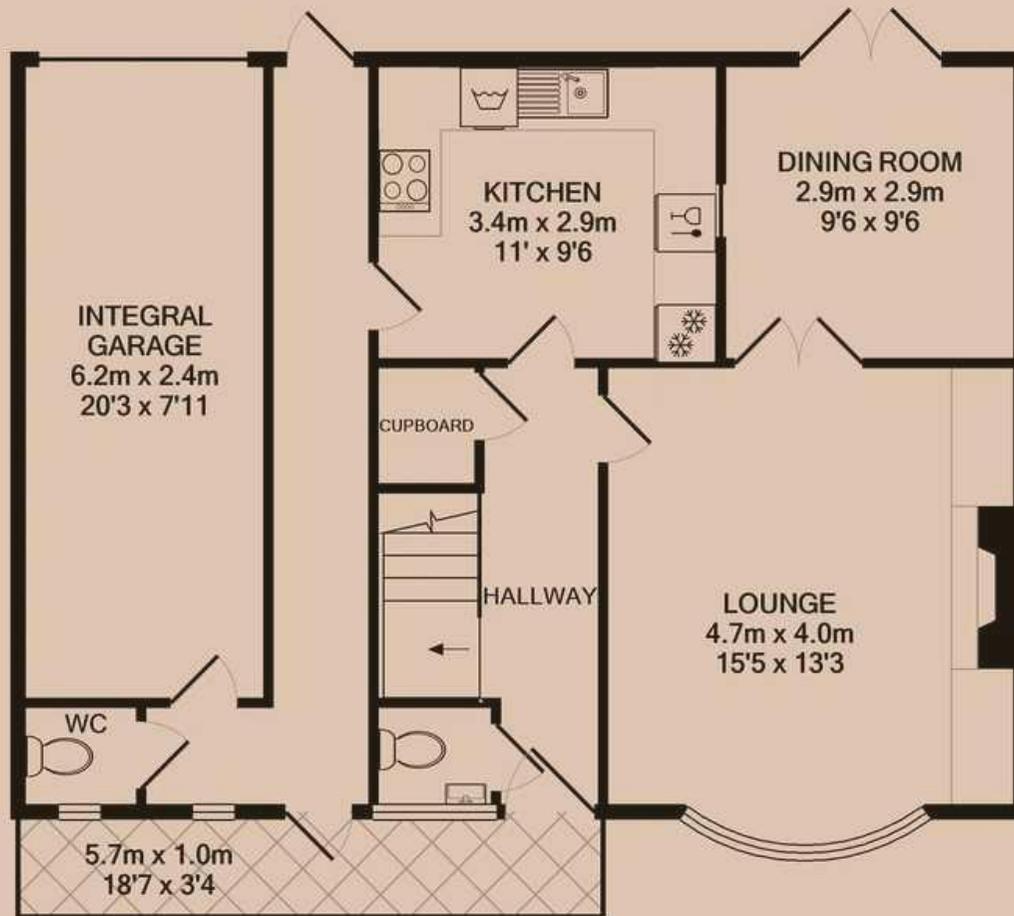
Deposit
£1,440

EPC
70 | C

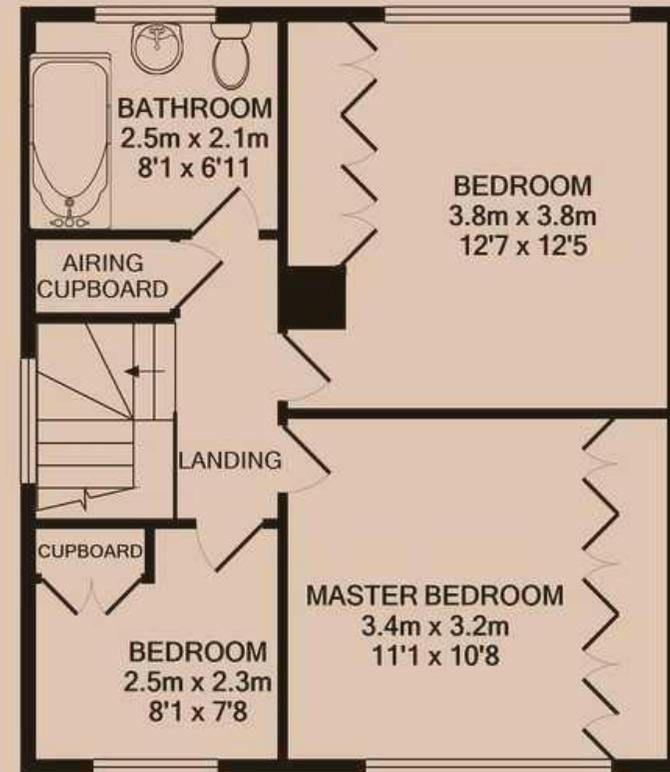
Council Tax Band
D

ID
#5431

Updated
21/04/2025



GROUND FLOOR



1ST FLOOR

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Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.



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