

Scalford Hall Lodge Melton Road, Scalford, LE14 4UB  
Offers in the region of £775,000  
Council Tax Band: E



This unique property offers a rare opportunity to acquire a beautifully restored lodge which provides a luxurious and comfortable living space.

We are delighted to tell you about some of the highlights of the stunning home here but advise viewing and taking a look at the detailed floorplan.

On entering the lodge, you are welcomed into an elegant Reception Hall which boasts high ceilings, neutral decor, and beautiful original features. The hall provides access to all the principal rooms of the home.

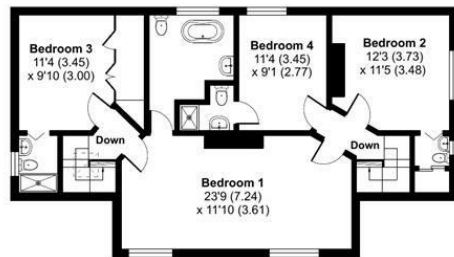
The impressive lounge provides the perfect place for relaxation and entertaining. With its beautiful fireplace, high ceilings, and large windows that allows plenty of natural light, this room serves as a warm and inviting space.



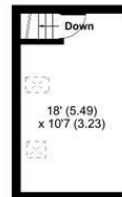
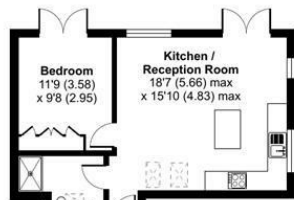
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### Melton Road, Salford, Melton Mowbray, LE14

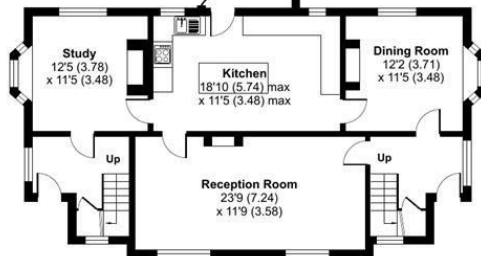
Approximate Area = 2541 sq ft / 236 sq m (includes garage)  
 Annexe = 549 sq ft / 51 sq m  
 Total = 3090 sq ft / 287 sq m  
 For identification only - Not to scale



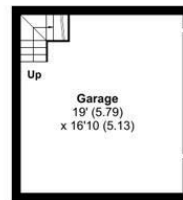
FIRST FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchocom 2023. Produced for The Agency UK. REF: 971683

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

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