

3 Melton Road, Ab Kettleby, LE14 3JA  
Offers in the region of £190,000  
Council Tax Band: B

H&H  
BESPOKE





Situated on the charming Melton Road in the picturesque village of Ab Kettleby, this delightful three bedroom mid-terrace home offers a unique blend of historical charm and modern comfort.

Spanning an impressive 1,292 square feet, this residence features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-proportioned layout includes three spacious bedrooms, providing ample space for relaxation and rest. With two bathrooms, the home ensures convenience for both family living and guests.

The property is set within a tranquil setting, surrounded by the natural beauty of the Leicestershire countryside, yet it remains conveniently close to local amenities. This combination of rural charm and accessibility makes it an ideal choice for families or individuals seeking a peaceful retreat.

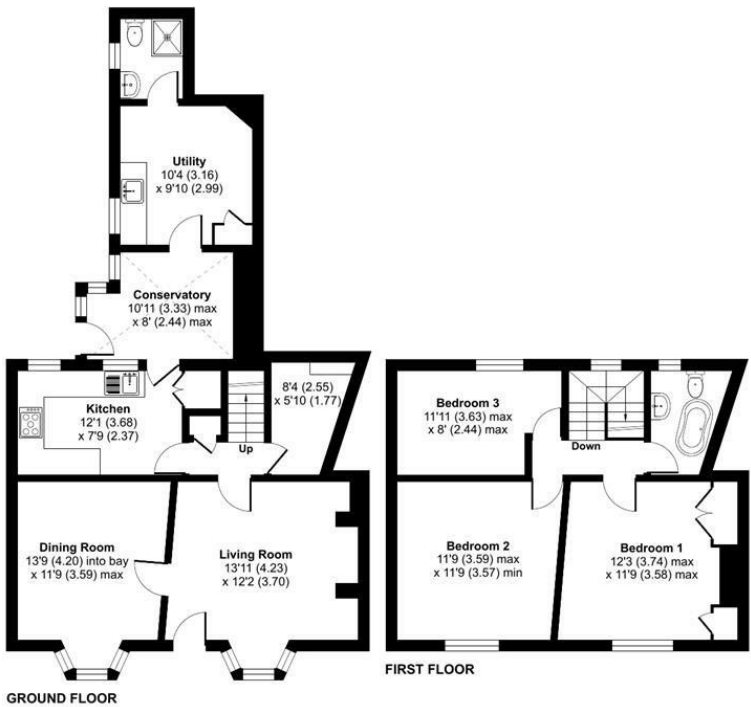
This mid-terrace house on Melton Road is a rare find. It presents an excellent opportunity for those looking to invest in a home that offers both character and comfort in a delightful village setting. Do not miss the



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Melton Road, Melton Mowbray, LE14

Approximate Area = 1231 sq ft / 114.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for House and Home Bespoke. REF: 1247990

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		
	38	
England & Wales	EU Directive 2002/91/EC	