



Craven Street | | Melton Mowbray | LE13 0QT

Asking price £249,950



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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A truly outstanding example of a Victorian era home, lavishly well appointed with a luxury specification and exacting attention to every conceivable detail. Extensively restored and upgraded, perfectly blending character features with modern convenience, this 3 bedroom bay fronted Villa offers an impressive entrance hall with access to 2 large reception rooms and a luxury bespoke kitchen with high ceiling extension incorporating stylish black crittal type glazing. The stunning four piece bathroom suite gives a boutique hotel vibe, whilst the tasteful, soft palate decor provides a welcoming feel. The garden has a timber home office/studio, the property is well situated in this favoured part of town, close to local amenities and the train station, with direct link to London Kings Cross.

Outstanding Villa
Sought After Address
Three Bedrooms
Two Reception Rooms
GCH and DG

Lavishly Well Appointed
Close to Amenities
Luxury Bathroom
Extended Kitchen
Garden with Home
Office/Studio.

Entrance Hall

A spacious entrance hallway, with Oak flooring, timber panel front door with decorative leaded and stained glass window above, original ceiling coving with decorative cornice, staircase rising to first floor.

Lounge

Featuring a beautiful exposed timber floor, large double glazed bay window with integral plantation style shutters, fabulous ceiling coving and a feature cast iron open fireplace with decorative timber mantelpiece.



"Exacting attention to every conceivable detail"



Dining Room

A stunning room with large painted timber built in storage cupboard, timber panel style walls making a wonderful feature of this open plan space, and a stylish cast iron open fireplace with decorative timber mantelpiece surround with tiled hearth, open plan archway through to the kitchen, Oak flooring.

Kitchen

Featuring an outstanding bespoke fitted kitchen with classic Shaker style painted timber doors and quartz worktop above, with inset Belfast sink and mixer tap, space for range cooker with extractor hood above, integrated dishwasher and washing machine, recessed ceiling spotlights, window to the rear, porcelain tiled flooring, access to the cellar, a stylish mono-pitch extension featuring skylight windows and black crittal style windows with French doors to the garden.

Cellar

With steps leading down from the kitchen, lighting and utility meters, this is a perfect storage space.

Landing

A surprisingly spacious landing area in two parts, with immediate access to the bathroom and a secondary landing with access to bedrooms.

Bedroom 1

An impressive master bedroom with feature cast iron fireplace and surround, window to the front with fitted plantation shutters.

Bedroom 2

A large bedroom with ceiling coving and window to the front elevation incorporating plantation shutters.

Bedroom 3

A well proportioned bedroom with feature cast iron fireplace and large fitted timber wardrobe, window to the rear.





Bathroom

A most impressive luxury bathroom fitted with a four piece suite, comprising low level push button flush w/c, vanity wash hand basin unit with hot and cold mixer tap and storage beneath, freestanding contemporary bath with integrated hot and cold mixer tap and shower attachment, large shower cubicle with wall mounted mixer shower, display niche and stylish tiled splashbacks. The bathroom is beautifully finished with a range of Brass style fittings, window to the rear and tiled flooring/splashbacks.

Outside

The property has a palisaded front garden with black and white checkerboard style tiled pathway leading to stone steps and front door. There is a retaining brick wall and a shared side access passage the rear of the property. The South facing rear garden boasts a generous block paved patio with steps leading to a shaped lawn and a timber Home Office/Studio with double doors, windows and power and lighting. a single neighbouring property accesses the rear of their garden via a right of access across the rear garden of this property.

The Area

The historic Town Of Melton Mowbray is well serviced with local schools, shops and amenities. The train station provides a direct link to London Kings Cross, whilst the heritage of the town spans everything from Pork Pies to many Royal connections. The property is set in a popular location with easy access to local shop and amenities as well as the town centre which has an array of independent and national chain stores.

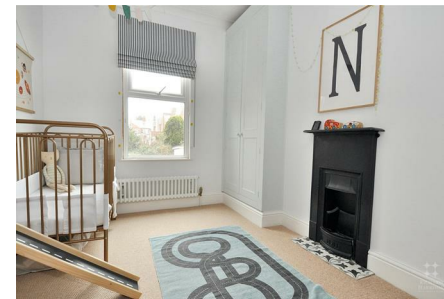
Extra Information

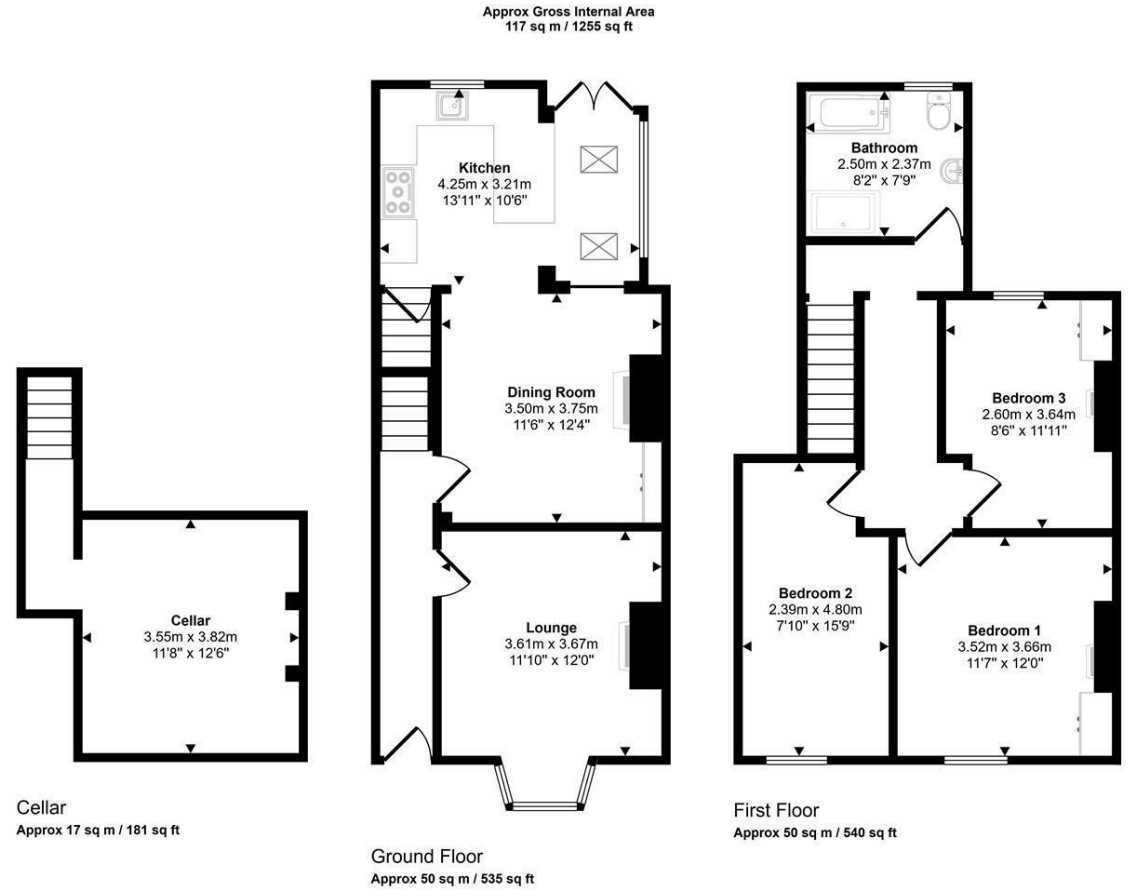
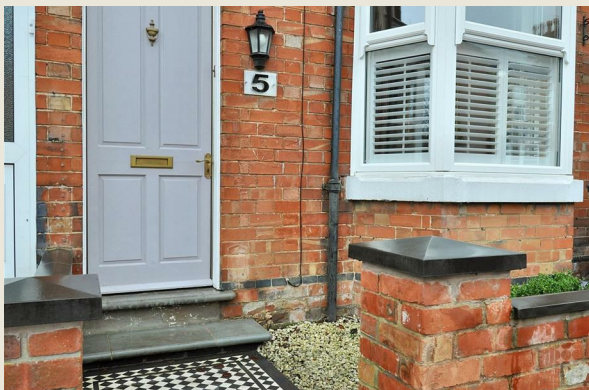
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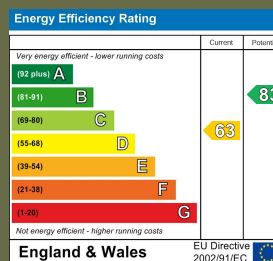


"Offering a wealth of character features"





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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