



## SCALFORD ROAD, MELTON MOWBRAY

Asking Price Of £780,000

Eleven Bedrooms

Freehold



INVESTMENT OPPORTUNITY

TWO TOWN HOUSES

GREAT RENTAL INCOME

CLOSE TO THE TOWN CENTRE

FIVE APARTMENTS

OFF ROAD PARKING

LOCAL AMENITIES CLOSE BY

NORTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND A

01664 566258

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An exciting investment opportunity has arisen to acquire this beautiful detached property, a worthwhile addition to any investors property portfolio and having the flexibility for many other uses such as care/hostel facilities with individual lets and self contained units for live in landlords. Converted into five apartments and two town houses, generating a generous rental income. Benefiting from off road parking and within walking distance of the town centre, local amenities with great commuter links to Nottingham, Leicester and Grantham.



Having five apartments over three floors, three with one bedroom and two with two bedrooms, one with a large balcony providing outside space. Plus Two town houses each with two bedrooms and ample off road parking to the front and rear of the building.

**FLAT ONE** Situated in the main building on the ground floor, having a living dining kitchen, two bedrooms, bathroom and a cellar. EPC RATING D

**KITCHEN/LOUNGE/DINER** 13' 10" x 15' 7" (4.23m x 4.76m)  
**BEDROOM ONE** 11' 10" x 10' 0" (3.62m x 3.05m)  
**BEDROOM TWO** 8' 0" x 11' 10" (2.45m x 3.62m)  
**BATHROOM**

**FLAT TWO** Situated in the main building on the ground floor, having a living dining kitchen, bedroom and shower room. EPC RATING C

**KITCHEN/LOUNGE/DINER** 13' 9" x 13' 11" (4.21m x 4.25m)  
**BEDROOM** 11' 7" x 15' 0" (3.54m x 4.59m)  
**SHOWER ROOM** 3' 8" x 5' 8" (1.13m x 1.75m)

**FLAT THREE** Situated in the main building on the first floor, having a living dining kitchen, bedroom, ensuite and a balcony. EPC RATING C

**KITCHEN/LOUNGE/DINER** 15' 5" x 13' 11" (4.72m x 4.26m)  
**BEDROOM** 13' 10" x 15' 3" (4.23m x 4.65m)  
**ENSUITE** 5' 3" x 5' 10" (1.61m x 1.79m)

**FLAT FOUR** Situated in the main building on the first floor, having a living dining kitchen, bathroom, bedroom and balcony. EPC RATING C

**KITCHEN/LOUNGE/DINING ROOM** 13' 10" x 13' 7" (4.24m x 4.15m)  
**BEDROOM** 13' 10" x 12' 2" (4.23m x 3.73m)  
**BATHROOM** 5' 6" x 5' 6" (1.68m x 1.68m)

**FLAT FIVE** Situated in the main building on the second floor, having a living dining kitchen, two bedrooms, ensuite shower room, separate WC and a large decked balcony. EPC RATING D

**LOUNGE AREA** 15' 4" x 20' 9" (4.69m x 6.33m)  
**KITCHEN AREA** 11' 2" x 7' 6" (3.42m x 2.30m)  
**BEDROOM ONE** 15' 6" x 13' 10" (4.74m x 4.23m)  
**ENSUITE** 5' 0" x 5' 5" (1.53m x 1.66m)  
**BEDROOM TWO** 9' 2" x 11' 5" (2.81m x 3.49m)  
**BATHROOM** 7' 1" x 4' 2" (2.18m x 1.29m)  
**BALCONY** Large decked balcony providing space to sit outside and enjoy Al Fresco dining.

**39A SCALFORD ROAD** Situated to the rear of the building having its own front door access, two storey two bedroom townhouse. EPC RATING D

**KITCHEN/LOUNGE/DINING ROOM** 13' 8" x 22' 3" (4.18m x 6.79m)  
**BEDROOM ONE** 12' 9" x 10' 7" (3.89m x 3.25m)  
**BEDROOM TWO** 9' 2" x 7' 1" (2.8m x 2.18m)  
**BATHROOM** 5' 9" x 6' 5" (1.77m x 1.98m)

**39B SCALFORD ROAD** Offering the same accommodation as 39a with the benefit of patio doors giving access to a courtyard garden. EPC RATING D

**EPC RATINGS** Please see below for the EPC links of each property. Paste each link into the relevant browser or go to the EPC Register online and use postcode LE13 1JY

[find-energy-certificate.service.gov.uk/energy-certificate/0100-2601-0932-3476-3143](https://find-energy-certificate.service.gov.uk/energy-certificate/0100-2601-0932-3476-3143)

[find-energy-certificate.service.gov.uk/energy-certificate/2834-6631-1400-0910-1272](https://find-energy-certificate.service.gov.uk/energy-certificate/2834-6631-1400-0910-1272)

[find-energy-certificate.service.gov.uk/energy-certificate/0310-3690-6410-2674-5161](https://find-energy-certificate.service.gov.uk/energy-certificate/0310-3690-6410-2674-5161)

[find-energy-certificate.service.gov.uk/energy-certificate/7807-3041-6301-1594-6204](https://find-energy-certificate.service.gov.uk/energy-certificate/7807-3041-6301-1594-6204)

[find-energy-certificate.service.gov.uk/energy-certificate/7108-3041-6301-1094-6200](https://find-energy-certificate.service.gov.uk/energy-certificate/7108-3041-6301-1094-6200)

[find-energy-certificate.service.gov.uk/energy-certificate/8901-7235-0629-3706-3883](https://find-energy-certificate.service.gov.uk/energy-certificate/8901-7235-0629-3706-3883)

[find-energy-certificate.service.gov.uk/energy-certificate/0557-2863-6680-9208-7911](https://find-energy-certificate.service.gov.uk/energy-certificate/0557-2863-6680-9208-7911)

**USEFUL INFORMATION** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.















Ground Floor



First Floor



Second Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258  
Plan produced using Planitip.

## EPC RATINGS

<a href="#">Flat 1, 39 Scalford Road, MELTON MOWBRAY, LE13 1JY</a>	D	29 September 2034
<a href="#">Flat 2, 39 Scalford Road, MELTON MOWBRAY, LE13 1JY</a>	C	29 September 2034
<a href="#">Flat 3, 39 Scalford Road, MELTON MOWBRAY, LE13 1JY</a>	C	29 September 2034
<a href="#">Flat 4, 39 Scalford Road, MELTON MOWBRAY, LE13 1JY</a>	C	29 September 2034
<a href="#">Flat 5, 39 Scalford Road, MELTON MOWBRAY, LE13 1JY</a>	D	29 September 2034
<a href="#">39a, Scalford Road, MELTON MOWBRAY, LE13 1JY</a>	D	7 October 2028
<a href="#">39b, Scalford Road, MELTON MOWBRAY, LE13 1JY</a>	D	7 October 2028

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**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.