



Claremont House Burton Road
Melton Mowbray

Claremont House Burton Road Melton Mowbray LE13 1DJ

for sale
£235,000



Property Description

Welcome to this unique four-bedroom duplex apartment, thoughtfully arranged over two floors in a grand Edwardian manor.

The ground floor features a welcoming hall, a modern shower room, and a large kitchen/diner ideal for gatherings.

Upstairs, the lounge complements four bedrooms, with the master enjoying its own dressing area. Outside, communal gardens and allocated parking add to the appeal, while the location offers easy access to schools, commuter routes, and local amenities.

This property is a must view!

Communal Entrance

Upon entering this stunning period property, you are greeted by the communal hall featuring original tiled flooring, soaring ceilings, stained glass windows, and a carpeted staircase leading to the apartment.

Ground Floor

Entrance Hall

The entrance hall features hardwood flooring, a carpeted staircase, radiator, and under-stair storage housing the central heating boiler,

with a sash window and access to the kitchen/diner and shower room.

Kitchen

14' 5" x 13' 11" (4.39m x 4.24m)

The kitchen is finished with solid wood flooring and features a sash window. Comprising of a sink, integrated appliances including washing machine, dishwasher, and fridge/freezer, plus a gas oven with hob and radiator.

Shower Room

A stylish shower room featuring a low-level WC, wash basin, and a free-standing shower enclosure. Finished with tiled flooring and walls, it includes a radiator and a double-glazed window providing natural light.

First Floor

Living Room

14' 2" x 14' 6" (4.32m x 4.42m)

Featuring a sash window, two radiators and laminate flooring. A decorative fireplace adds charming character to this property.

Bedroom One

13' 7" x 11' 11" (4.14m x 3.63m)

Comprising of two double-glazed skylights, carpet under-foot and a separate dressing area. Please note that this room has restricted head height.

Dressing Area

11' 6" x 6' 11" (3.51m x 2.11m)

Bedroom Two

11' 11" x 8' 7" (3.63m x 2.62m)

Comprising of carpet flooring, a radiator and sash window.

Bedroom Three

11' 8" x 8' 6" (3.56m x 2.59m)

Comprising of carpet flooring, radiator, a double-glazed skylight window and walk-in wardrobe.

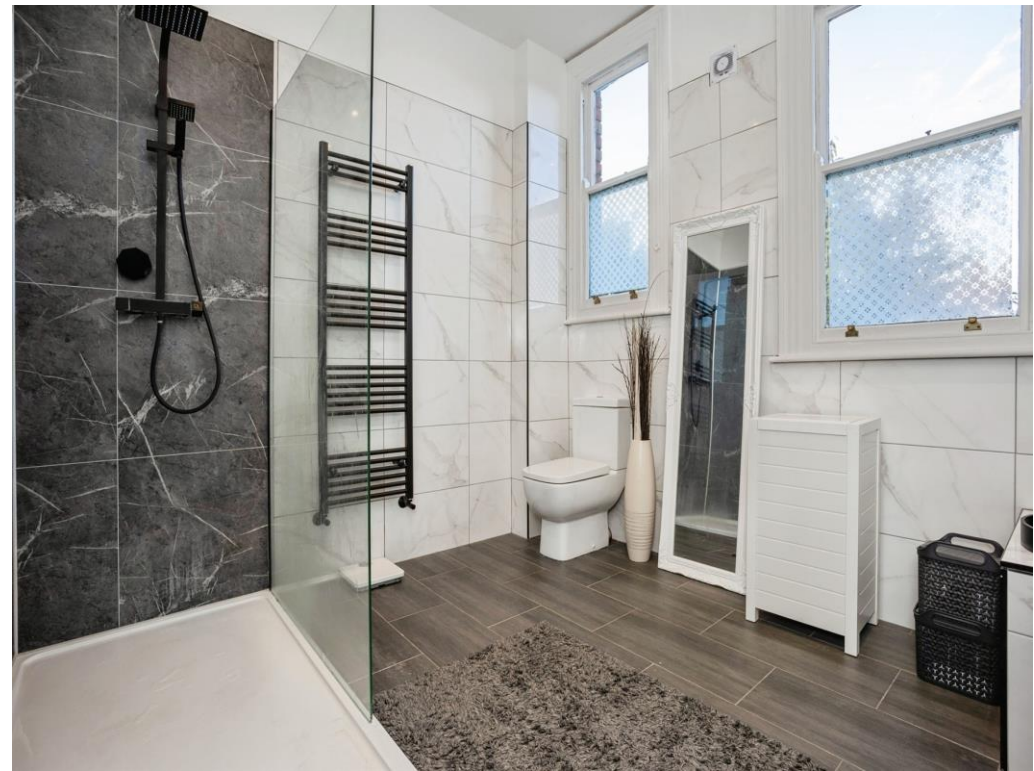
Bedroom Four

9' 5" x 8' 11" (2.87m x 2.72m)

Comprising of carpet flooring, a radiator and sash window.

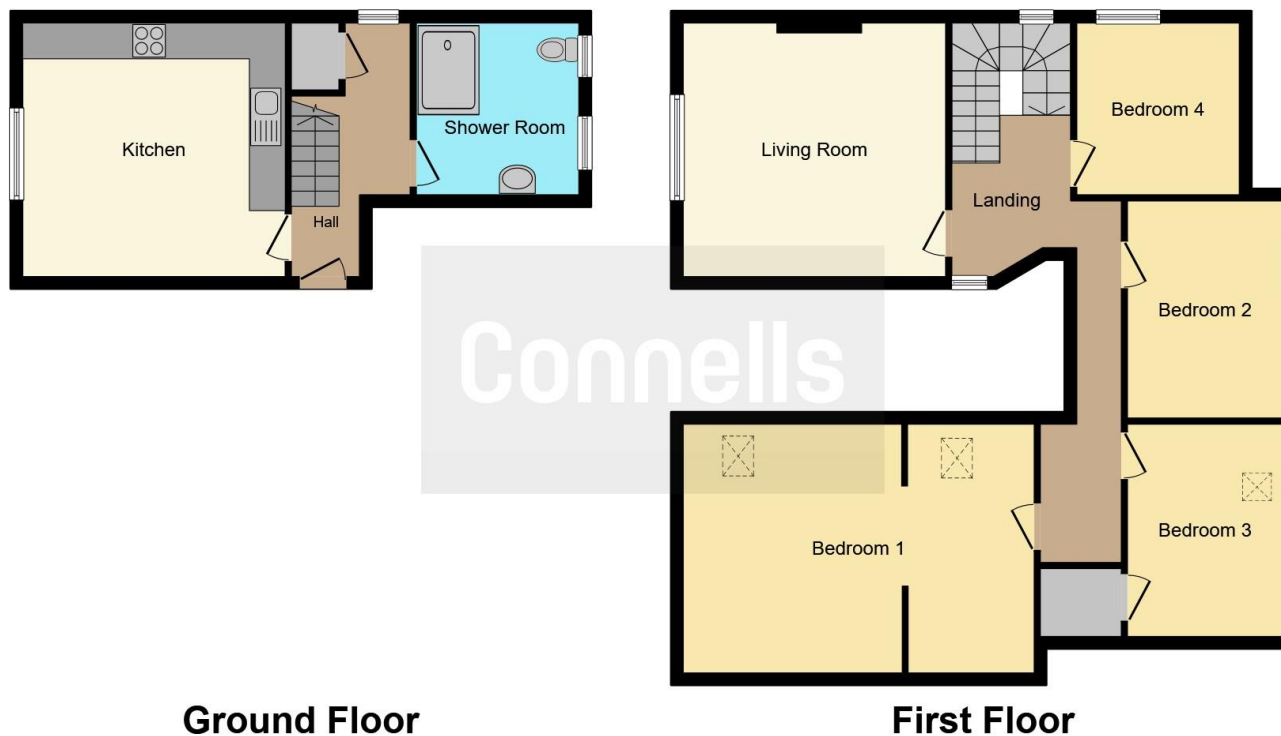
Communal Garden

The property is set within landscaped grounds featuring a communal gravel driveway with two allocated parking spaces, well-maintained gardens with a decked seating area, and individual outdoor storage for each apartment.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: E Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

check out more properties at connells.co.uk

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MOW307745 - 0002