



44 Rosebery Avenue, Melton Mowbray, LE13 1BN

£160,000

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



## 44 Rosebery Avenue Melton Mowbray LE13 1BN

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Nestled in the charming town of Melton Mowbray, this delightful, terraced house on Rosebery Avenue offers a perfect blend of comfort and convenience. With its prime location, residents can enjoy easy access to local amenities and schools. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the benefits of a spacious and well-appointed home.







## Description

This end terrace property, located in the charming town of Melton Mowbray, offers a fantastic opportunity for those seeking a well-positioned home within close proximity to local shops, amenities, and the various attractions the town has to offer. The property is being offered with the benefit of a no-chain sale, ensuring a straightforward transaction for prospective buyers.

Upon entering the property, you are greeted by a welcoming living room, providing a comfortable and spacious area for relaxing or entertaining guests. The ground floor continues with a dining area that seamlessly flows into the kitchen, creating an open-plan space perfect for family meals or social gatherings. The kitchen is practical and functional, ideal for everyday use, and further enhanced by the convenient downstairs bathroom, offering added flexibility and ease of living.

Upstairs, the first-floor hosts three well-proportioned bedrooms, each with potential to be tailored to your own preferences, whether as comfortable sleeping spaces, home offices, or hobbies rooms. The layout ensures plenty of natural light, contributing to the overall airy and inviting feel of the property.

Outside, the rear of the property features an enclosed, low-maintenance garden, which provides an excellent space for outdoor relaxation, gardening, or enjoying the fresh air. With side access via a gate, the property benefits from convenient entry to the garden from the front, further enhancing practicality.

This end terrace home represents a wonderful opportunity for buyers looking to secure a property in a desirable location with convenient access to all the amenities Melton Mowbray has to offer.







Bedroom



Bedroom

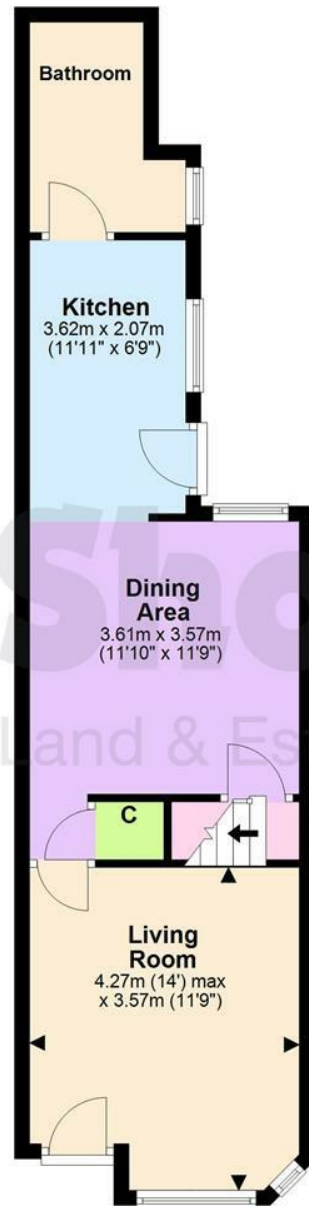


Bedroom

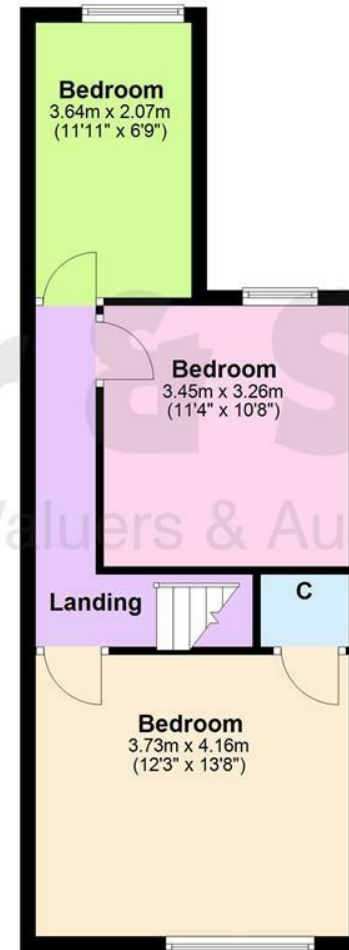


Bathroom

### Ground Floor

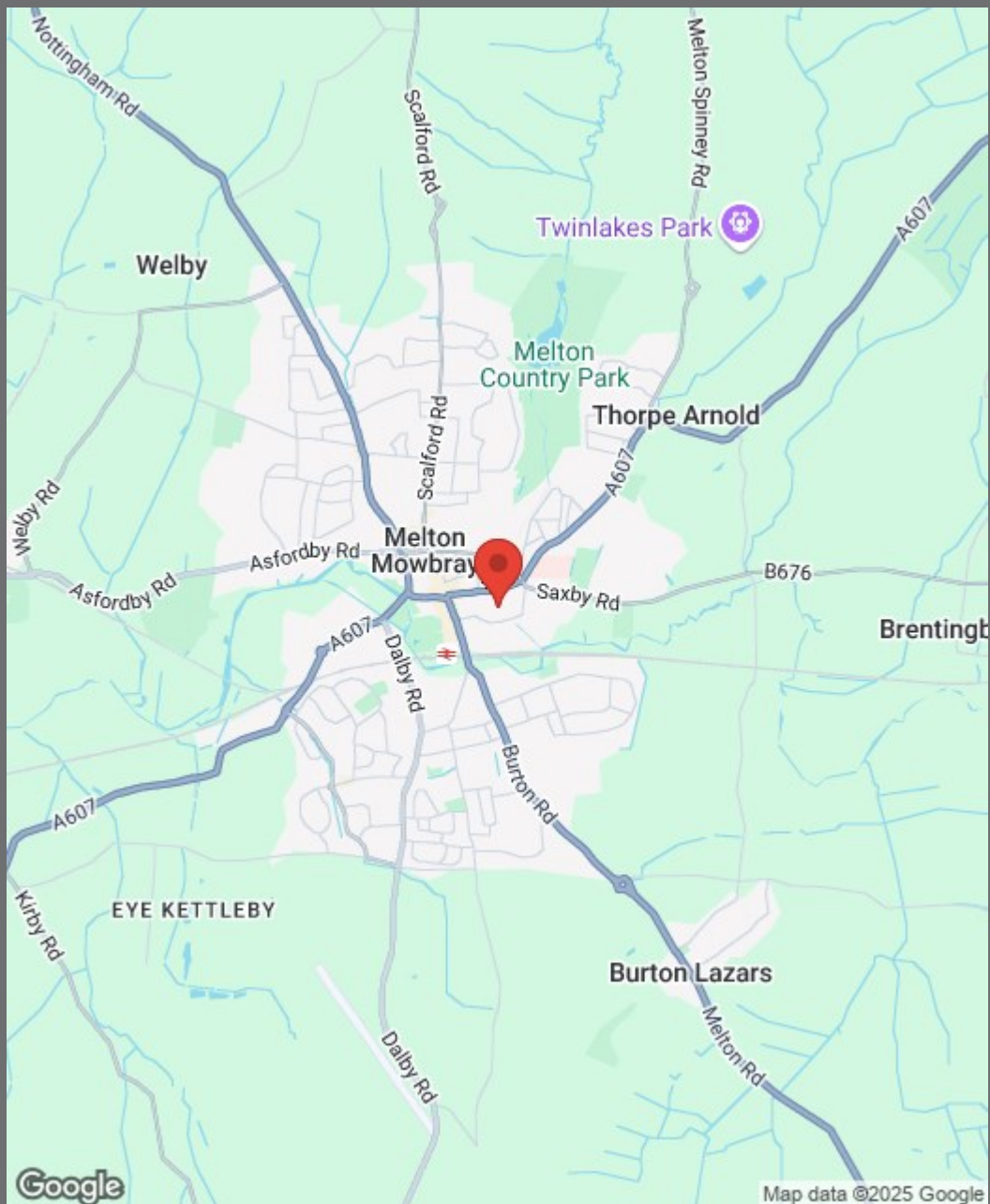


### First Floor



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.  
Plan produced using PlanUp.





Rear Garden

- End Terrace Property
- Three Bedrooms
- Living Room
- Dining Area
- Kitchen
- Downstairs Bathroom
- Enclosed Rear Garden
- No Chain Sale



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