



**Cemetery Lodge, Thorpe Road, Melton Mowbray,  
Leicestershire, LE13 1SH**

**£299,950**

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Cemetery Lodge

## Thorpe Road

### Melton Mowbray

### Leicestershire

### LE13 1SH

Cemetery Lodge of Thorpe Road offers a rare opportunity to acquire a well appointed and spacious late 19th century detached three bedroom stone built character residence which once was the gatehouse to the Thorpe Road cemetery.

The property benefits from many character features to include stone mullioned leaded windows, vaulted beamed ceilings to the bedrooms, ornamental fire places and quarry tiled flooring. There is also full gas fired central heating via a recently installed combi boiler and off street parking to the side of the property.

The Lodge is located not far from local amenities such as Tesco superstore and local school Brownlow Primary and is within walking distance to the country park.

In brief the property comprises of entrance hall, two reception rooms, utility room, downstairs bathroom, large kitchen with pantry, three double bedrooms and large mature gardens with gated off road parking to the side.



Sitting Room



Dining Room



Kitchen



Utility

#### **ENTRANCE HALL**

Entered via gated porchway and timber door with radiator, quarry tiled floor and stairs to first floor landing.

#### **SITTING ROOM**

A large room with a single glazed stone mullioned leaded bay window and other stone mullion window and a radiator.

#### **DINING ROOM**

Stone fire insert and open fire, stone mullion single glazed bay window and further stone mullion window, quarry tiled floor and radiator.

#### **KITCHEN**

A modern kitchen comprising of a range of cream eye and base level units, laminate work surfaces, under counter fridge freezer, freestanding electric oven, stainless steel sink, stainless steel extractor fan, breakfast bar, radiator, tiled splashbacks, vinyl flooring and a walk in pantry.

#### **UTILITY ROOM**

With space and plumbing for washing machine and tumble drier, Worcester Bosch gas fired boiler, radiator, tiled splashbacks, door to courtyard and vinyl flooring.

#### **DOWNSTAIRS BATHROOM**

A modern suite comprising of low flush WC, sink, panelled bath with mixer taps and shower hose and head attachment, radiator, tiled splashbacks and vinyl flooring.

#### **LANDING**

With loft hatch, stone mullion window and radiator.

#### **BEDROOM ONE**

A double bedroom with radiator, ornamental cast iron fireplace, vaulted ceiling.

#### **BEDROOM TWO**

A double bedroom with vaulted ceiling, ornamental fireplace and radiator.

#### **BEDROOM THREE**

A double bedroom with vaulted ceiling, cast iron ornamental fire and radiator.

#### **OUTSIDE**

To the front there is a mature bed enclosed by buxus hedging with secure gated parking for 2 cars to the side. To the rear there is an enclosed courtyard with brick storehouse and a mature rear garden mainly laid to lawn with small patio area.

#### **LOCATION**

To locate the property take Thorpe Road out of Melton town centre. The property is situated on your left hand side by the first entrance to the cemetery.

#### **IMPORTANT INFORMATION**

Property owners have a right of way across the roadway across to the property but must not obstruct this roadway at any time.

**FREEHOLD** : vacant possession on completion.

**EPC Rating D.**

**Council Tax Band : A.**

**Services** : Mains gas, water, electric and drainage.

**Viewings** : Strictly by appointment with Shouler & Son .

**Internet** : ADSL and Fibre.

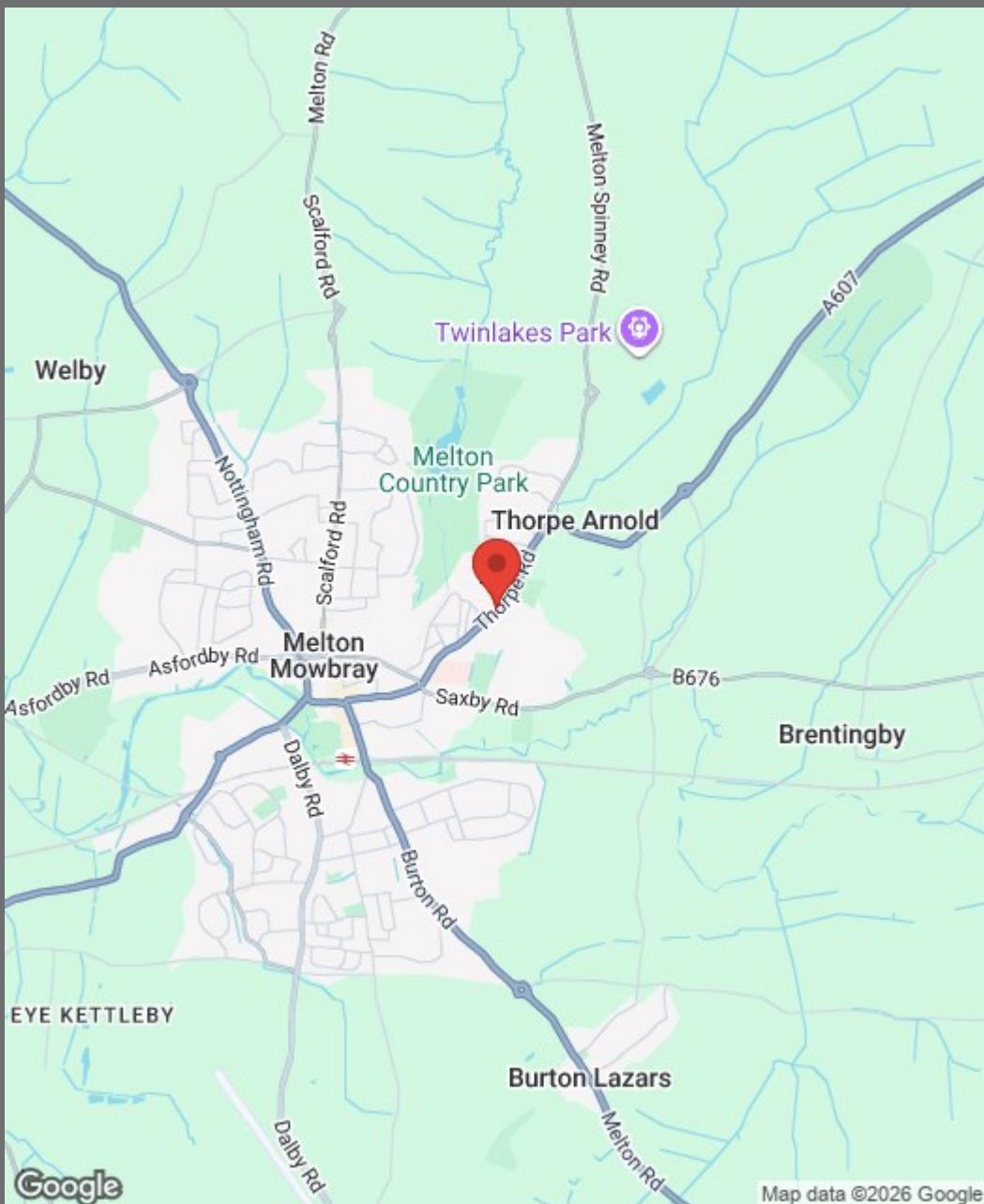


### Ground Floor



### First Floor





- DETACHED STONE BUILT PERIOD RESIDENCE
- CLOSE TO AMENITIES AND PARK
- ORIGINAL CHARACTER FEATURES THROUGHOUT
- SINGLE GLAZED STONE MULLION WINDOWS
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- DOWNSTAIRS BATHROOM
- GATED OFF ROAD PARKING
- MATURE GARDENS
- RECENTLY INSTALLED GAS COMBI BOILER



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