

77 Saxby Road, Melton Mowbray, LE13 1BP

£169,950

77 Saxby Road
Melton Mowbray
LE13 1BP





SUMMARY

Nestled in a quaint neighbourhood of Melton Mowbray, this charming Edwardian two-bedroom terrace home offers a perfect blend of comfort and practicality. As you approach the property, you are greeted by a neatly maintained facade, featuring traditional brickwork and a welcoming front entrance.
Upon stepping inside you are greeted with a warm and inviting atmosphere with natural light flooding through the bay window of the lounge, cozy yet spacious area with a wood burning stove. The lounge offers a versatile space that can easily accommodate a comfortable sofa and entertainment unit, making it ideal for relaxing or entertaining guests.

The layout flows seamlessly from the lounge into the second spacious reception area, with another wood burning stove, could be used as a dining room. Continuing from the reception area is the kitchen, which displays a practical layout and ample storage.

Further from the kitchen is a spacious utility room conveniently located for ease of use and functionality.

Upstairs, you will discover two well-proportioned bedrooms that cater to various needs. The master bedroom is spacious enough to accommodate a double bed, while the second bedroom is equally inviting and spacious, making it ideal for a child's room, guest space, or home office. Additional to the upstairs is attic/storage space

Completing the upstairs is the family bathroom, which is both modern and practical. Fitted with a bath, overhead shower, sink, and WC, it caters to the needs of the household with ease.

Outside, the rear garden offers a perfect space to enjoy alfresco dining, gardening, or simply enjoying the outdoors. The space is enclosed for privacy, making it a great spot for children to play or for hosting barbecues.

This terrace home in Melton Mowbray perfectly balances modern living with a cozy, inviting feel, making it an ideal choice for families, couples, or individuals looking for a welcoming space in a charming community.





PROPERTY INFORMATION
Council Tax : Melton Council . Band A.

Tenure : Freehold. Vacant possession on completion.

Services : Mains electricity, gas, water and drainage.

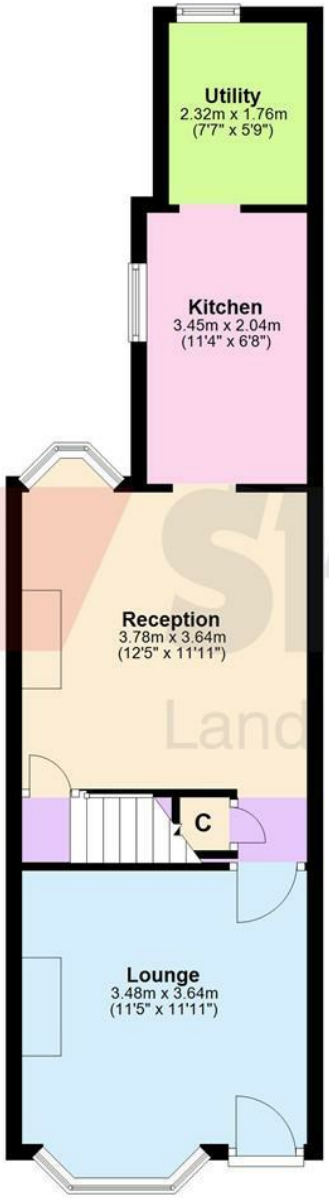
EPC : Band D

Internet : ADSL and Fibre available.

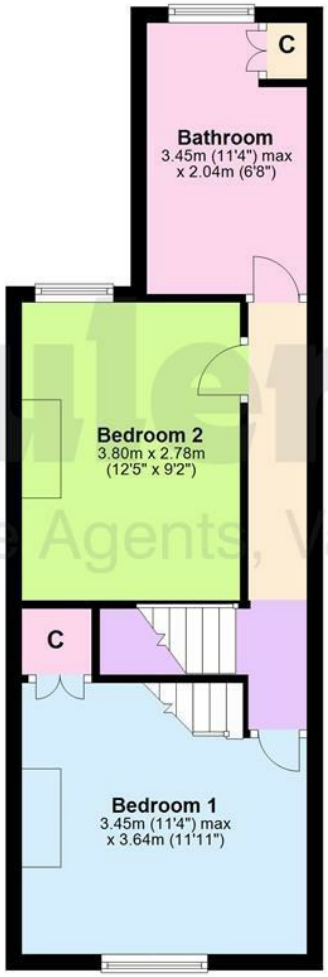
Viewings : Strictly by appointment with Shouler & Son.

DISCLAIMER
We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

Ground Floor



First Floor

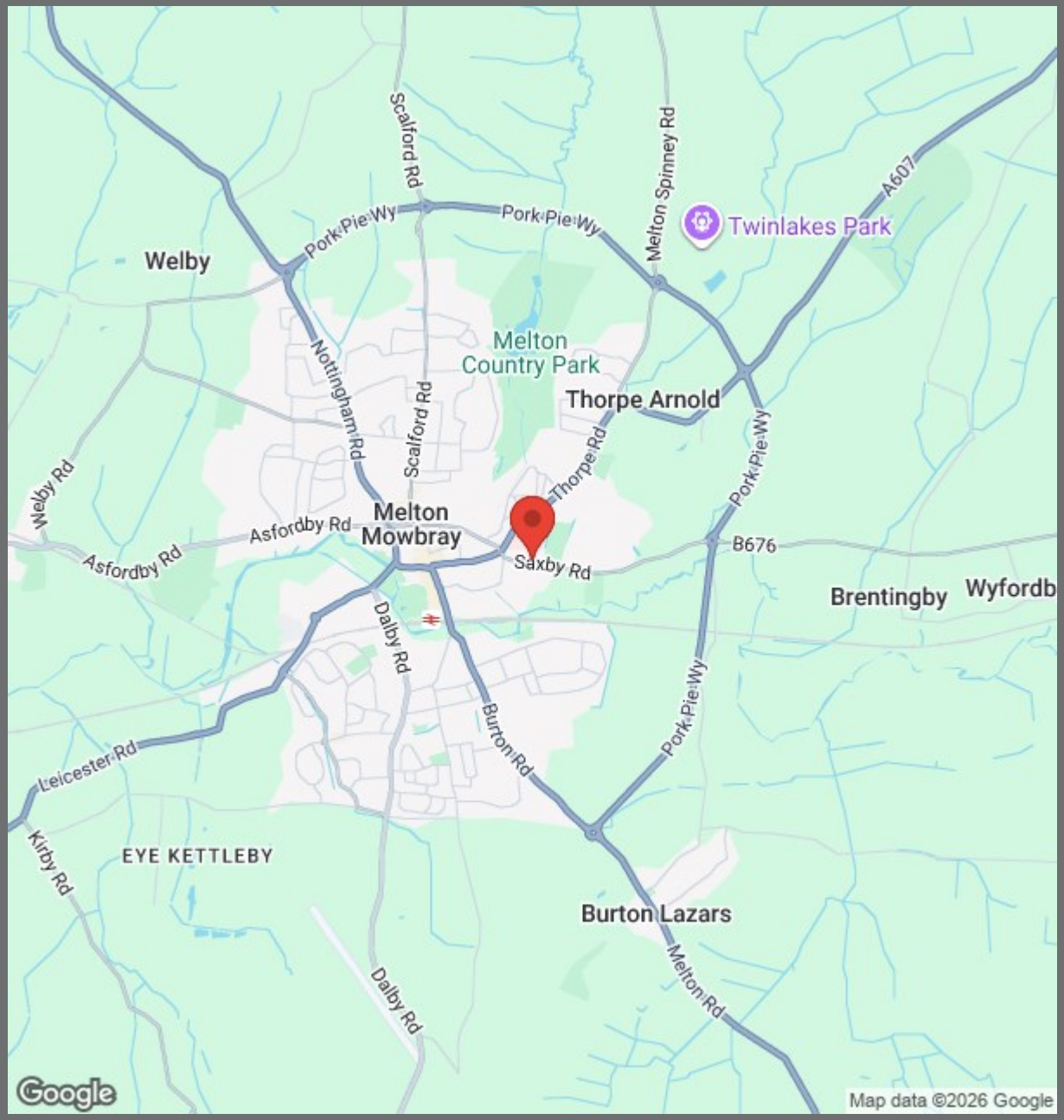


Second Floor



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

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





- EDWARDIAN TWO BEDROOM TERRACE
- CLOSE TO LOCAL AMENITIES
- ON STREET PARKING
- LOW MAINTENCE GARDEN
- WOOD BURNING STOVES
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ATTIC/STORE ROOM
- TWO BEDROOMS
- TWO RECEPTION ROOMS

///

cheek.name.rivers



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

Tel: 01664 560181

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.