



**Connells**

Algernon Road  
Melton Mowbray



## Property Description

Situated in a central location just a short walk from Melton Mowbray's excellent local amenities, Algernon Road presents an exciting opportunity for those seeking a property with fantastic potential. This traditional mid-terraced home is arranged across three floors and offers a surprisingly spacious layout ideal for family living, rental investment or renovation projects.

The ground floor comprises an entrance into the front living room, featuring a fireplace surround and a large front-facing window providing plenty of natural light. A second dining room sits just beyond, offering access to the staircase and French doors leading out to the rear yard area. Beyond this, the galley kitchen provides functional workspace with fitted units and leads through to the ground floor bathroom, complete with a three-piece suite.

On the first floor, the property provides two well-proportioned double bedrooms. A fixed staircase leads to the loft room, offering an additional flexible space with a dormer-style window—ideal for use as a hobby room, office or occasional bedroom.

Externally, the home benefits from a private rear garden with outbuilding storage, offering scope for landscaping or further development. The front of the property sits on a quiet residential street of similar period terraces.

## Public Notice:

15 Algernon Road, Melton Mowbray, LE13 1PX: We are acting in the sale of the above property and have received an offer of £130,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating D.

## Agent's Note

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

## Ground Floor:

### Living Room

A bright front reception room featuring a large window overlooking the street, allowing natural light to fill the space. The room includes a central fireplace with a timber surround and mantelpiece, complemented by an inset electric fire. The space retains period-style skirting and a panelled internal door, with an open aspect leading through to the inner hallway and dining area. This room offers an ideal base for creating a welcoming lounge area with scope for improvement.

## Dining Room

Positioned at the heart of the home, the dining room provides a generous second reception area with good natural light from French doors opening onto the rear courtyard. Laminate flooring runs through the space, and a door gives access to the staircase leading to the first floor. Additional built-in storage is present beside the chimney breast. This flexible room is well suited for family dining or a secondary living space.

## Kitchen

A practical galley-style kitchen fitted with base and wall cabinets, tiled splashbacks, and a laminate worktop. A stainless steel sink sits beneath a rear-facing window, offering views out to the courtyard. There is space for freestanding appliances and an integrated extractor above the cooker area. The kitchen leads directly through into the ground floor bathroom and enjoys a compact, functional layout with potential for modernisation.

## Bathroom

Located at the rear of the property, the bathroom features a white three-piece suite comprising a bathtub with overhead shower, pedestal wash basin, and WC. Walls are part-tiled around the bath, and a frosted window provides privacy while allowing light into the room. A heated towel rail is mounted next to the doorway. This space offers scope for updating into a contemporary family bathroom.

## First Floor:

### Bedroom One

A spacious double bedroom situated at the front of the property. The room features a large window, fitted shelving to one wall, and

generous floor space for bedroom furniture. Decorative finishes show signs of wear, presenting a good opportunity to refresh the room to suit personal style.

### Bedroom Two

A well-proportioned single bedroom overlooking the rear. The room includes built-in storage cupboards and exposed timber flooring, with ample natural light entering through the rear-facing window. The space is ideal for use as a child's room, guest room, or home office.

## Second Floor:

### Bedroom Three (Loft Room)

Accessed via a fixed staircase, the loft room provides a large additional bedroom with a dormer window that allows natural light into the space. The room features a pitched ceiling, exposed balustrading, radiator, and carpeted flooring. This expansive top-floor room offers excellent versatility as a master bedroom, studio, or hobby room (subject to appropriate use).

## Exterior:

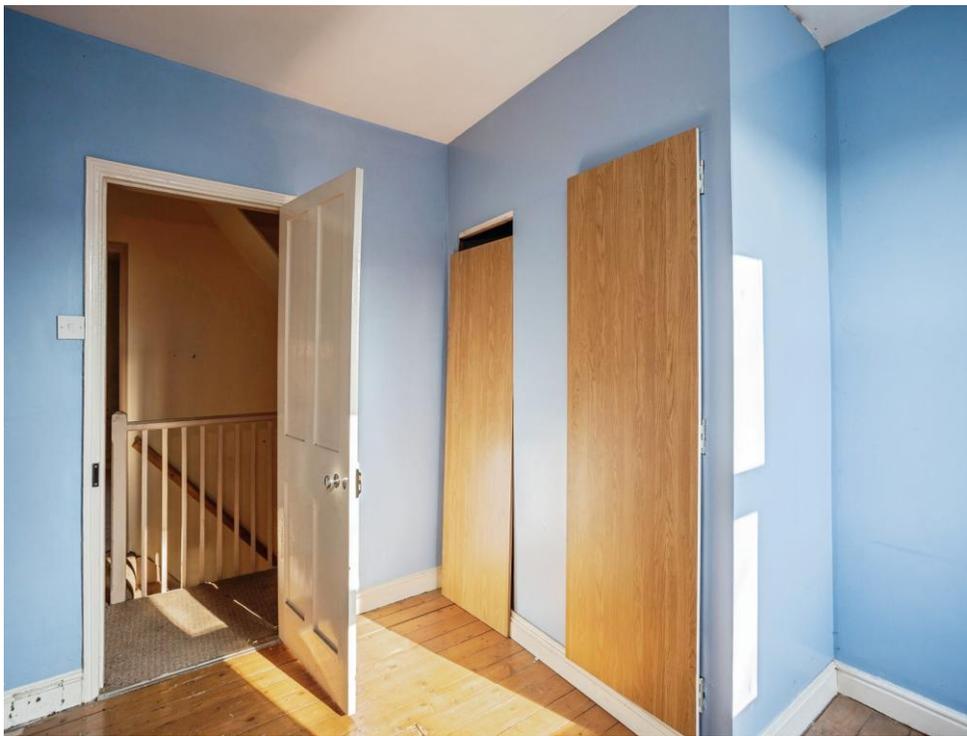
### Front

A traditional mid-terraced frontage with brickwork elevations and a recessed entrance door. The property sits on a quiet residential street made up of similar period homes.

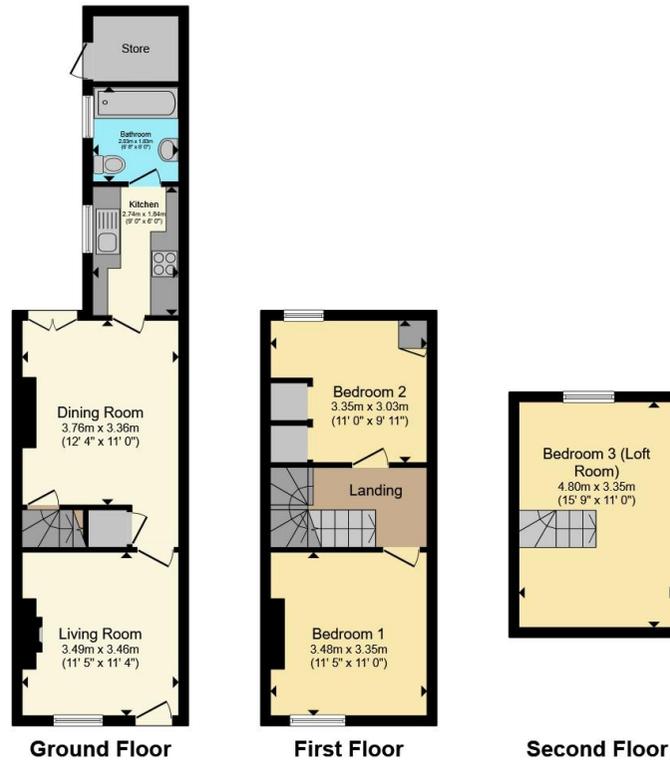
### Rear Garden

The rear of the property provides an enclosed outdoor area comprising a courtyard section leading to a deeper garden space beyond. The garden includes a shed and established greenery, with fencing and brick boundaries offering privacy. The area requires attention but presents significant potential for landscaping, seating, or storage.









Total floor area 84.3 m<sup>2</sup> (908 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/MOW307830](http://connells.co.uk/Property/MOW307830)**



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Property Ref: MOW307830 - 0004