



Saxby Road Melton Mowbray

- Extended four-bedroom period home
- Beautifully presented throughout
- Sitting room with feature fireplace
- Impressive extended modern kitchen
- Four versatile bedrooms and family bathroom
- Landscaped garden with two seating terraces
- Within easy walking distance of the town centre
- EPC Rating TBC / Council Tax Band B / Freehold

Occupying a sought-after position on Saxby Road, this beautifully presented four bedroom period home offers an appealing combination of character, space and modern convenience. Thoughtfully extended and carefully improved by the current owners, the property retains much of its original charm whilst providing a layout that works effortlessly for contemporary living.

Arranged over three floors, the accommodation is both versatile and well-balanced, with bright and welcoming interiors throughout. The heart of the home is the impressive extended kitchen, complemented by stylish décor and a wealth of retained character features that add warmth and individuality.

Outside, the landscaped rear garden has been designed to create a number of distinct areas to enjoy, providing an attractive setting for both relaxation and entertaining. Combined with the convenience of nearby amenities, schools and transport links, this is a property that offers an excellent balance of lifestyle and location.





Accommodation:

The ground floor provides two welcoming reception rooms, including a comfortable sitting room with newly fitted shutter blinds and a spacious dining room. To the rear, the extended kitchen provides an excellent amount of worktop and storage space, creating a practical and sociable hub of the home.

On the first floor are three well-proportioned bedrooms alongside a modern four-piece family bathroom. The second floor is home to a generous fourth bedroom, a versatile space that could serve as a main bedroom, guest room, home office or teenager's retreat.

The property has been tastefully decorated throughout in a neutral style, allowing buyers to move straight in and make it their own. The combination of modern updates and retained character features gives the home a warm and welcoming feel.

Gardens and land:

The rear garden has been thoughtfully landscaped and arranged to create a number of distinct areas to enjoy. Featuring two seating terraces, a lawn and established planting, it offers an ideal space for relaxing, entertaining and outdoor dining during the warmer months. Fully enclosed and enjoying a private feel, the garden makes excellent use of the space available.

Location:

Saxby Road is well placed for access to Melton Mowbray town centre, where a range of shops, supermarkets, cafés, restaurants and leisure facilities can be found. Schools, healthcare services and transport links are also within easy reach, making the location well suited to families and commuters alike.

Offering spacious accommodation, character features and a convenient location, this is a fantastic opportunity to purchase a well-presented family home in one of Melton Mowbray's most established residential areas.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band B.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

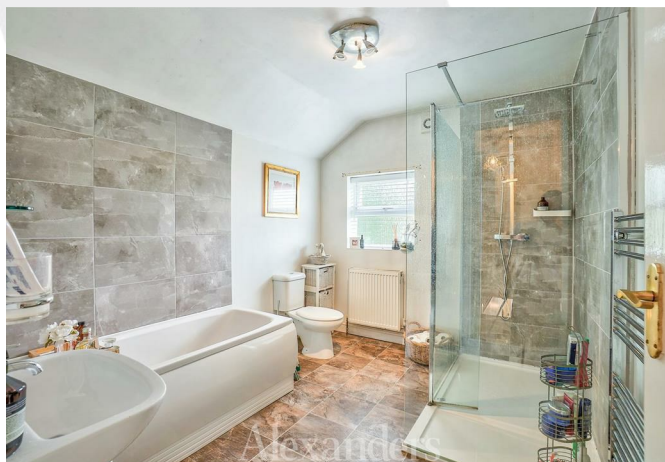
Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.



Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

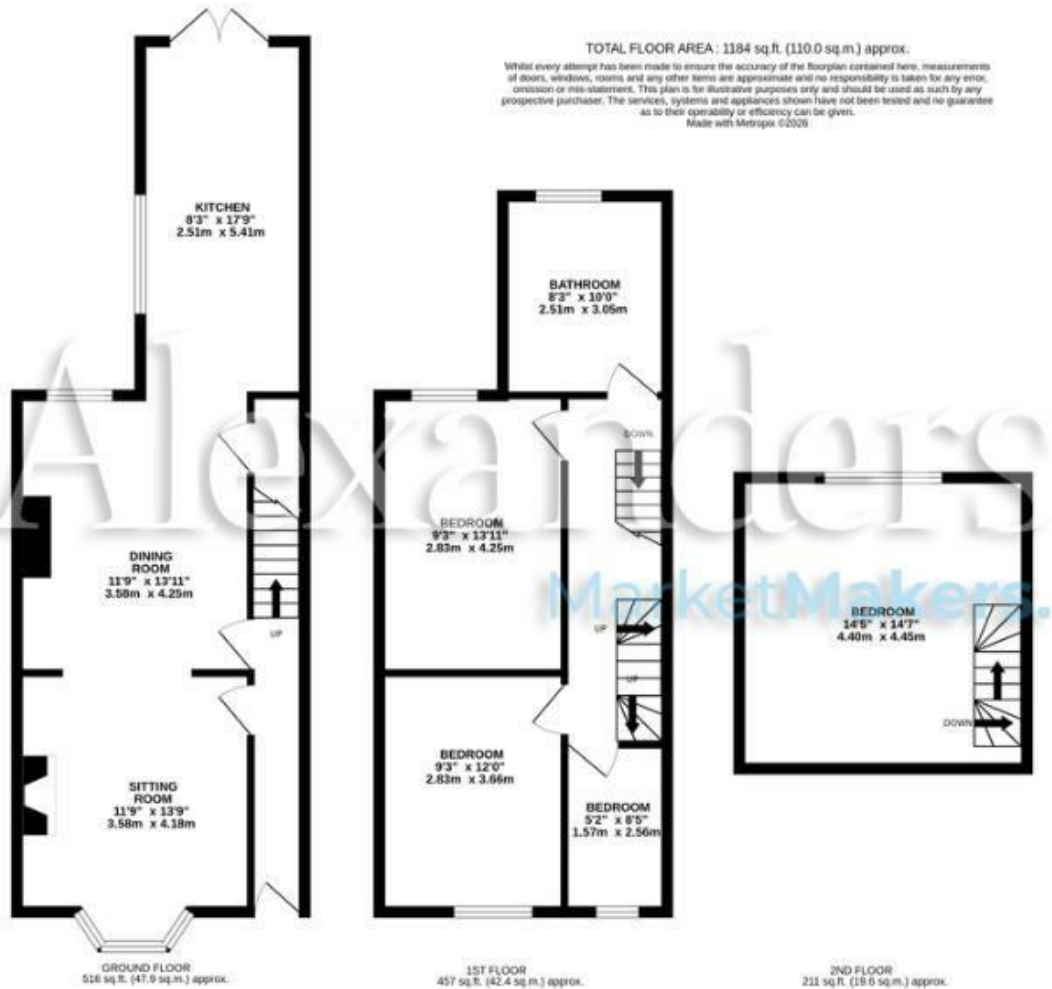
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	68
(21-38) F		



