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Gloucester Crescent
Melton Mowbray

- Two-bedroom detached cottage in Melton Mowbray
- Dual-aspect sitting/dining room
- Bright garden room overlooking rear aspect
- Two spacious bedrooms
- Four-piece family bathroom
- Beautifully landscaped rear garden
- Off-road parking and detached garage
- EPC Rating D / Council Tax Band D / Freehold

Set in the charming market town of Melton Mowbray, this modern and distinctive two-bedroom detached cottage offers a thoughtfully designed living space with a unique sense of character. The heart of the home is a bright dual-aspect sitting/dining room, creating a welcoming and versatile environment, complemented by a spacious garden room that seamlessly connects indoor and outdoor living. A downstairs study adds further flexibility.

Upstairs, the main bedroom is a standout feature, enjoying a triple-aspect outlook that fills the space with natural light, along with built-in wardrobes for practical storage. The second bedroom is equally well-presented, maintaining the home's overall sense of comfort and style.

Melton Mowbray is renowned for its rich heritage, vibrant community, and picturesque surroundings, offering a blend of traditional charm and modern convenience. Known for its food culture, weekly markets, and access to scenic countryside, it provides an appealing setting that enhances the individuality and appeal of this home.

Accommodation:

This unique two-storey cottage offers spacious and versatile living throughout. On the ground floor, there is a bright dual-aspect sitting/dining room, creating an inviting central living space. The kitchen is well positioned for everyday convenience, complemented by a useful ground floor WC and the benefit of built-in storage. A dedicated study provides an ideal work-from-home space or additional flexible room, while the garden room offers further reception space with views over the outside area.

To the first floor, the property offers generous bedrooms. The main bedroom is particularly impressive, enjoying a triple-aspect outlook that fills the room with natural light and includes built-in wardrobes for practical storage. The second bedroom is also well sized and versatile in use. A family bathroom completes the accommodation on this level.

Gardens and land:

Externally, the property benefits from a private and peaceful garden space, ideal for relaxation or outdoor enjoyment. There is also driveway parking, and a detached garage.

Location:

The surrounding area is known for its established and desirable residential setting, offering a balance of tranquillity and accessibility. The property is located approximately one mile from Melton Mowbray town centre, providing easy access to a wide range of amenities including shops, cafés, and reputable schooling, along with good transport links. This sought-after location enhances the appeal of an already distinctive home.

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 D.

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.

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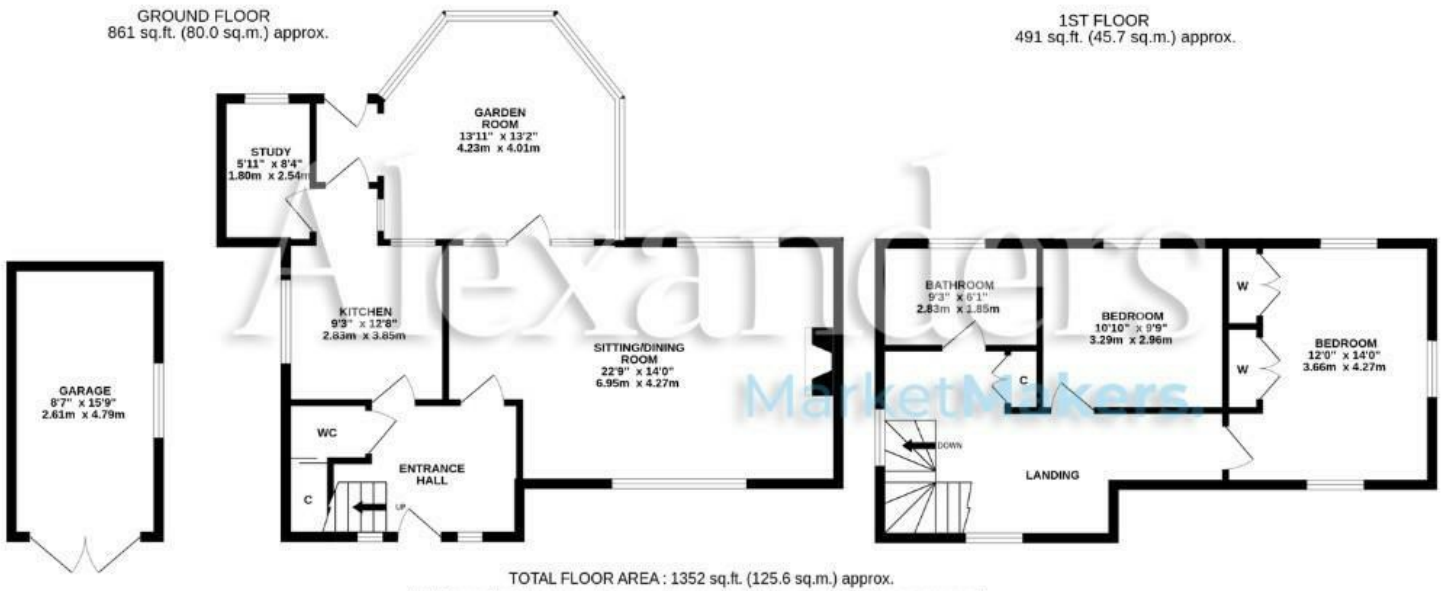
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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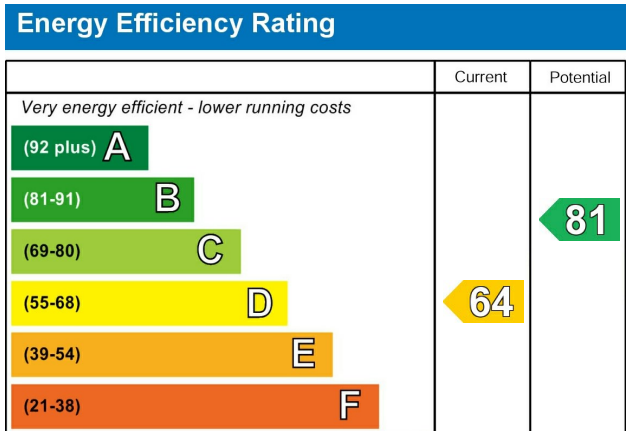

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