



Nottingham Road Melton Mowbray

- A well-presented detached family home
- Excellent extension and development potential
- Impressive gated corner plot with a garage
- Clean and bright living accommodation
- Two large reception rooms and kitchen/dining room
- Three good-sized bedrooms and family bathroom
- Generous wrap around gardens
- Walking distance of the town centre
- EPC Rating D / Council Tax Band C / Freehold

Alexanders of Melton Mowbray are delighted to bring to the market this well-presented detached family home. Ideally situated within walking distance of Melton Mowbray town centre, the property enjoys easy access to a comprehensive range of local amenities.

The area is well served by highly regarded primary and secondary schools, a college, and a railway station providing direct links to Leicester, Nottingham and London. Melton Mowbray itself is a charming traditional market town, surrounded by picturesque countryside and widely celebrated as the Midlands' food capital.

Overall, the property offers bright, well-maintained living accommodation and occupies an impressive gated corner plot, complete with wrap-around gardens and a private driveway. With scope to potentially double the existing living space (subject to the necessary consents), this home represents a superb opportunity for growing families seeking both space and future potential.





Accommodation

Currently the accommodation already extends to circa 1,281 square feet and arranged over two floors, the accommodation comprises two generous reception rooms and a spacious kitchen/dining room with direct access to the rear garden.

The welcoming entrance hall features original stairs rising to the first-floor landing, along with a convenient WC and utility room.

Upstairs, there are three well-proportioned bedrooms and a newly replaced, high-quality family bathroom.

Gardens and land:

To the front, a gated block-paved driveway provides ample off-road parking for multiple vehicles. The generous wrap-around gardens are predominantly laid to lawn and include a seating terrace immediately to the rear of the house, ideal for entertaining.

An attached double garage further enhances the property and offers excellent potential for conversion, subject to the necessary consents.

Location:

Melton Mowbray is a well-connected and popular market town in Leicestershire, offering a comprehensive range of amenities including shops, supermarkets, leisure facilities, healthcare services, and a vibrant town centre. The town provides a selection of primary and secondary schools, with further education options nearby.

Excellent transport links include a railway station with direct services to Leicester, Nottingham, and Birmingham, along with convenient access to surrounding road networks, making travel across the region straightforward.

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 C.

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.

Technical Information:

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

Plans and Boundaries:

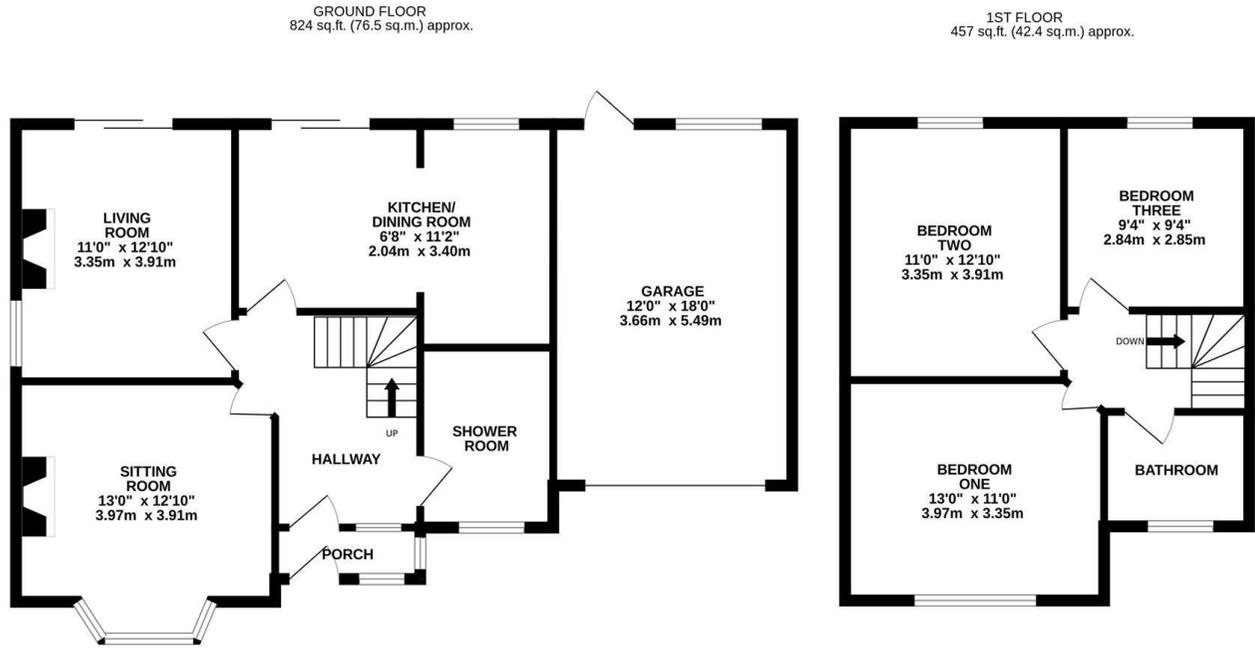
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their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

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.



GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.

TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			



