

1 Spinney Close, Melton Mowbray, LE13 1SD
Offers over £360,000
Council Tax Band: C

H&H
BESPOKE



A Rare Opportunity to Create Something Special...

Tucked away in a quiet cul-de-sac at Spinney Close, Melton Mowbray, this is more than just a home — it's a blank canvas bursting with potential.

If you've been waiting for a property you can truly make your own, this is it.

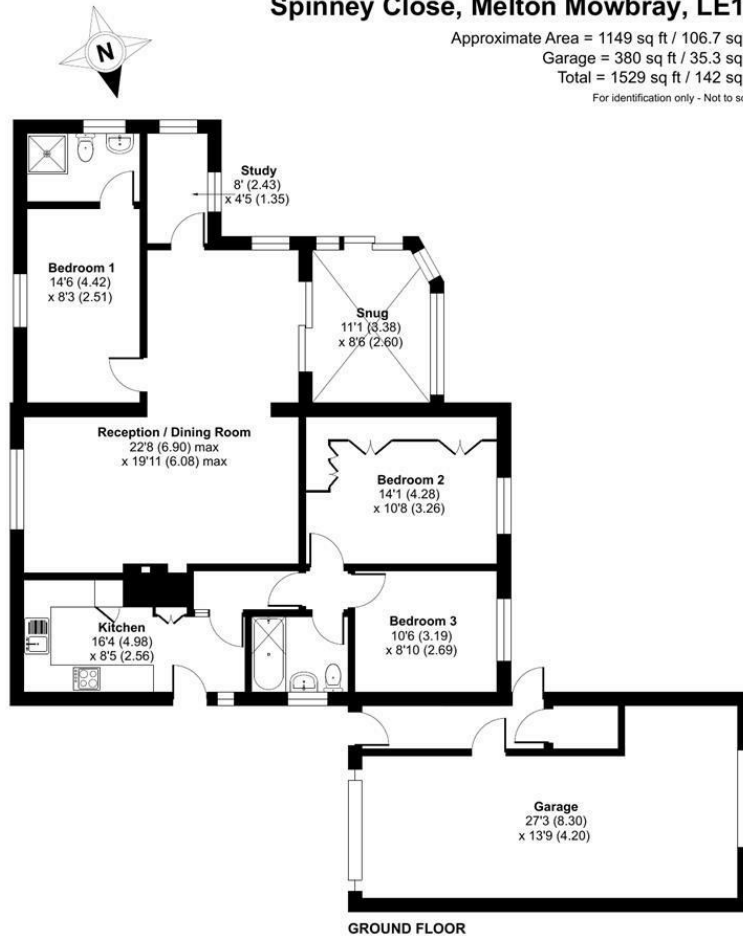
From the moment you step inside this bungalow, you'll see the opportunity to reimagine, redesign and add real value. Whether you're a seasoned renovator, an investor, or a buyer with vision, this property offers the chance to create a home tailored entirely to your lifestyle



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Spinney Close, Melton Mowbray, LE13

Approximate Area = 1149 sq ft / 106.7 sq m
 Garage = 380 sq ft / 35.3 sq m
 Total = 1529 sq ft / 142 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2026. Produced for House and Home Bespoke. REF: 1430345

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	