



Bluebell Row, Melton Mowbray
Offers In Region Of £370,000





This welcoming four-bedroom, detached family home offers just under 1400 square feet of accommodation. Externally there is a driveway for several vehicles, a garage and stunning front and rear gardens.

Located on a quiet cul-de-sac, in the South of Melton Mowbray, this property offers the perfect family residence. The property has been configured to provide an entrance hall, kitchen, living room and separate dining room, utility, cloakroom, and a conservatory to the ground floor. The first floor offers three double bedrooms and a single room, the principal bedroom has a well-appointed en-suite, there is also a family bathroom.

Outside to the front is a pretty and well-maintained garden, a driveway and garage. The rear garden offers a tranquil escape with zoned areas to discover and relax in. The garden gazebo offers a perfect space for social occasions.

Tenure: Freehold
All mains' services
Council Tax Band: D
EPC Rating: C





ENTRANCE HALL 4.31 X 2.14 (14'2" X 7')

LIVING ROOM 5.58M X 3.22m (18'4" X 10'7")

DINING ROOM 3.30m X 2.70m (10'10" X 8'10")

KITCHEN 3.81m x 3.06m (12'6" x 10'1")

CONSERVATORY 3.14m x 2.54m (10'4" x 8'4")

UTILITY 1.86m x 1.59m (2'7" x 5'3")

WC

BEDROOM ONE 3.51m x 3.42m (11'6" x 11'3")

ENSUITE

BEDROOM TWO 2.92m x 3.53m (9'7" x 11'7")

BEDROOM THREE 3.14m x 2.56m (10'4" x 8'5")

BEDROOM FOUR 2.09m x 2.76m (6'10" x 9'1")







FAMILY BATHROOM

GARAGE 5.52m x 2.52m (18'1" x 8'3")

IMPORTANT INFORMATION Property Misdescriptions Act 1991 Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.





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Total area: approx. 127.7 sq. metres (1374.9 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



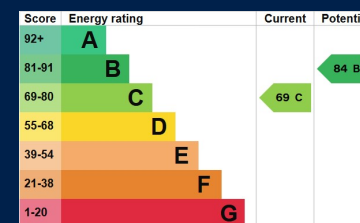
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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Standed railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements