



Offers Over £294,000 | Freehold
Thorpe Road, Melton Mowbray, LE13 1SQ





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- Three double bedroom Victorian home
 - New roof in 2023
 - Shutter blinds in primary rooms
 - Fitted wardrobes in bedroom one
 - High ceilings and original fireplaces
 - Original Minton flooring
 - Neutral décor, providing a bright modern feel
 - Modern kitchen/breakfast room, blending contemporary and period features
 - Off road parking
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This charming three double bedroom Victorian semi-detached home on the ever-popular Thorpe Road in Melton Mowbray is rich in character while offering modern comforts throughout.

From its attractive Victorian façade, the property immediately sets the tone for what lies within, boasting high ceilings, elegant proportions and original fireplaces that reflect the home's period heritage. Newly fitted carpets run throughout the property, complemented by a tasteful, neutral décor that enhances the sense of light and space.

The heart of the home is the impressive modern kitchen, beautifully blending contemporary practicality with traditional charm, as shown in the photographs. Warm wood cabinetry, quality worktops and thoughtful detailing create a welcoming and functional space ideal for everyday living and entertaining alike.

Flowing from the kitchen is a delightful snug, a true highlight of the property, featuring a modern log burner set within an exposed brick fireplace, providing a cosy retreat and a perfect balance between old and new.





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Upstairs, the three generously sized double bedrooms continue the theme of space and character, all served by the home's bright and neutral presentation.

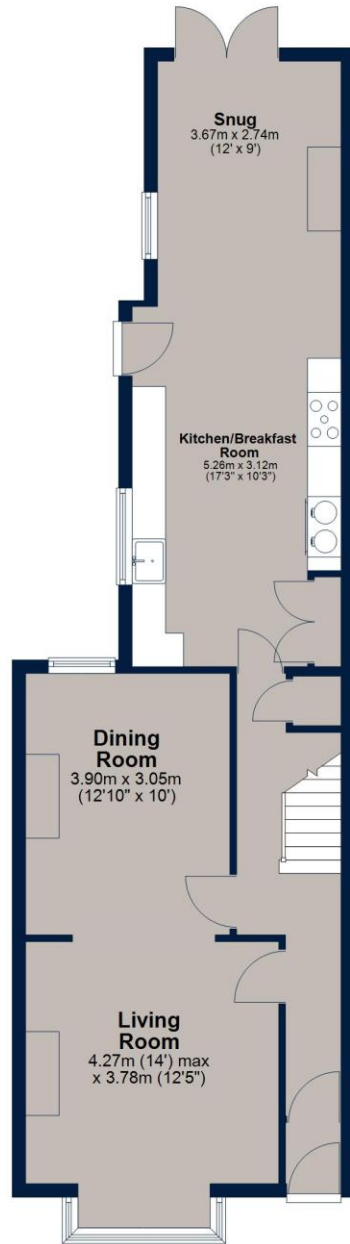
Outside, the property benefits from off-road parking and a south-easterly facing rear garden, ideal for enjoying morning sunshine and outdoor relaxation.

Altogether, this is a beautifully balanced Victorian home offering character in abundance, modern updates and an excellent location close to the heart of Melton Mowbray.



Ground Floor

Approx. 64.2 sq. metres (691.0 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



Total area: approx. 118.8 sq. metres (1278.3 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. www.m-photo.pro
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Key Information

Local Authority: Melton Borough

Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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